

The Hard Times.

Agricultural Development

THE

True Remedy.

BY
FRANKLIN W. SMITH.

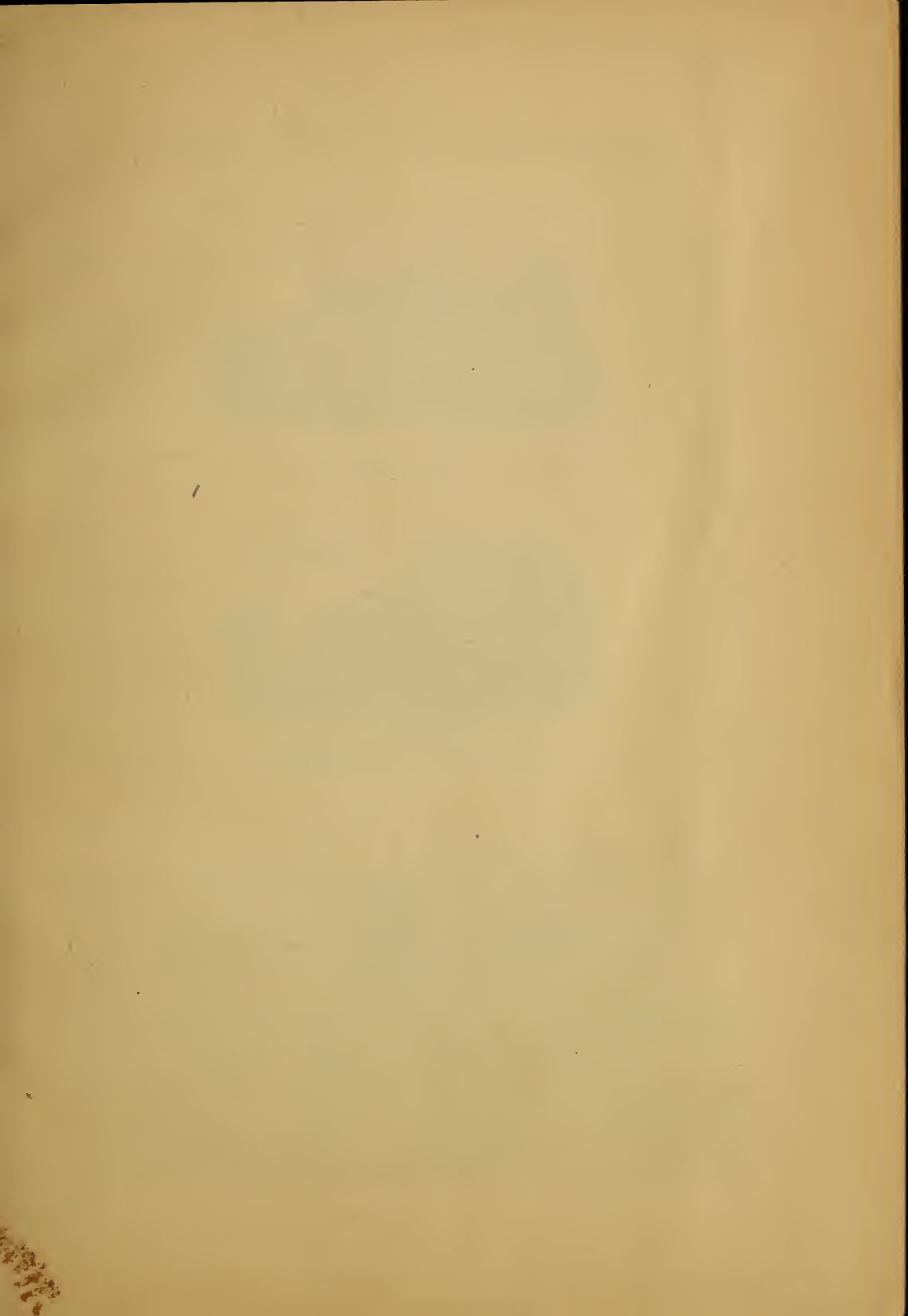
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1. "HARD TIMES;" NOT TRANSITORY. WAR PROFITS; THEIR CONSEQUENCES. THE PANIC; ITS CAUSES AND RESULTS. NECESSITY FOR DIVERSION OF LABOR TO TILLAGE OF THE EARTH.
2. THE PUBLIC LANDS, A HERITAGE OF RICHES. WEALTH OF FRANCE FROM AGRICULTURE. PAYMENT OF THE GERMAN INDEMNITY. SUPERLATIVE ADVANTAGES OF AMERICANS LYING WASTE.
3. FREEDOM OF THE PUBLIC LANDS. SECURITY OF CAPITAL LOANED TO SETTLERS. INCREASE OF AGRICULTURAL EXPORTS,—OF FRUIT CULTURE. LAND SETTLEMENT "THE BEST AFFAIR OF BUSINESS."
4. AMERICAN MIGRATION. SUCCESSFUL COLONIZATIONS OF ANAHEIM, CAL.; VINELAND, N. J.; GREELEY, COL. INDUCEMENTS FOR CAPITAL IN AGRICULTURE. CHANCES OF SUCCESS IN TRADE. BOARDS OF AID TO LAND OWNERSHIP.

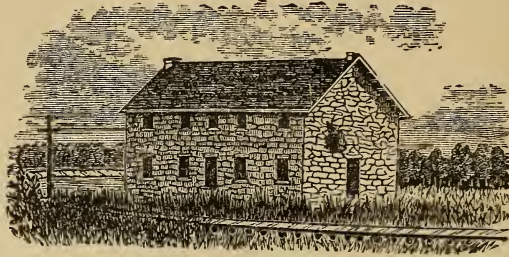
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JAMES R. OSGOOD & COMPANY,
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1877.

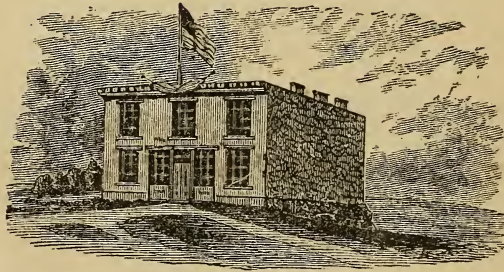




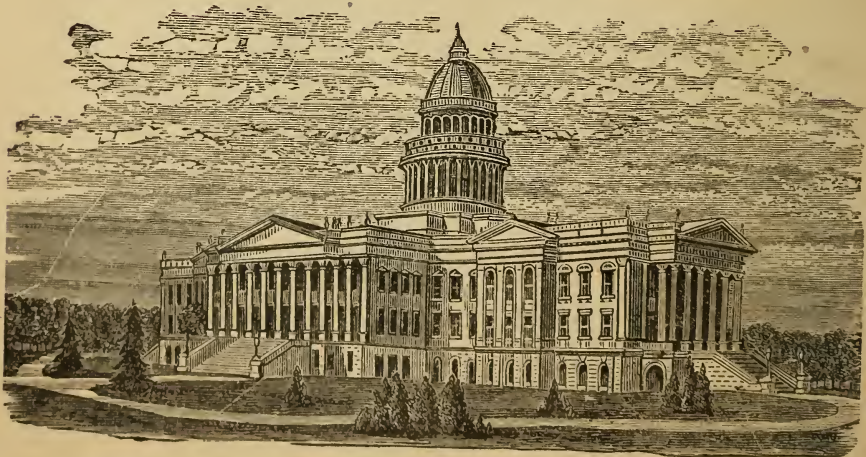
DEVELOPMENT OF AN AMERICAN STATE



First Territorial Capitol at Pawnee. First Legislature met in this building
July 2, 1855.



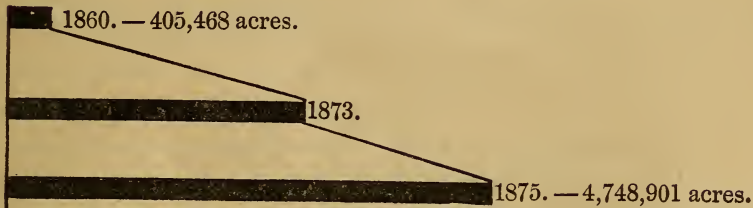
Constitution Hall, Topeka. The Free State Convention met in this building
to frame Constitution, October, 1855.



STATE CAPITOL, TOPEKA. Wing first occupied, December, 1869.

BY AGRICULTURE IN TWENTY-TWO YEARS.

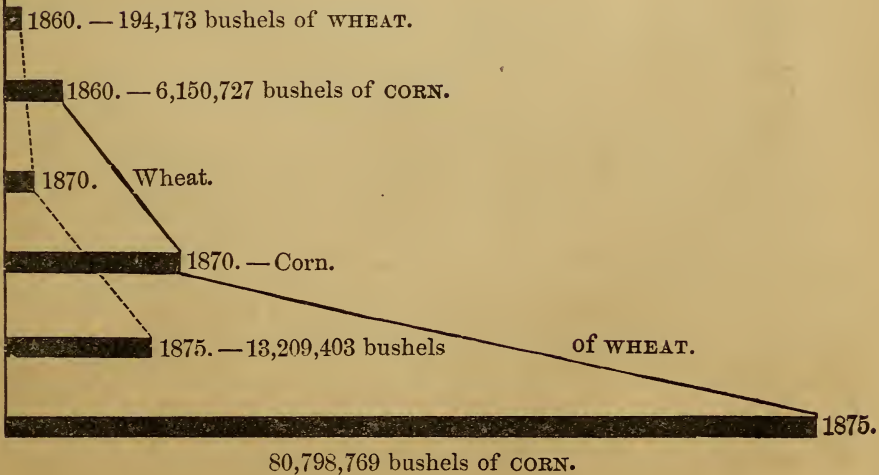
AREA OF IMPROVED LAND.

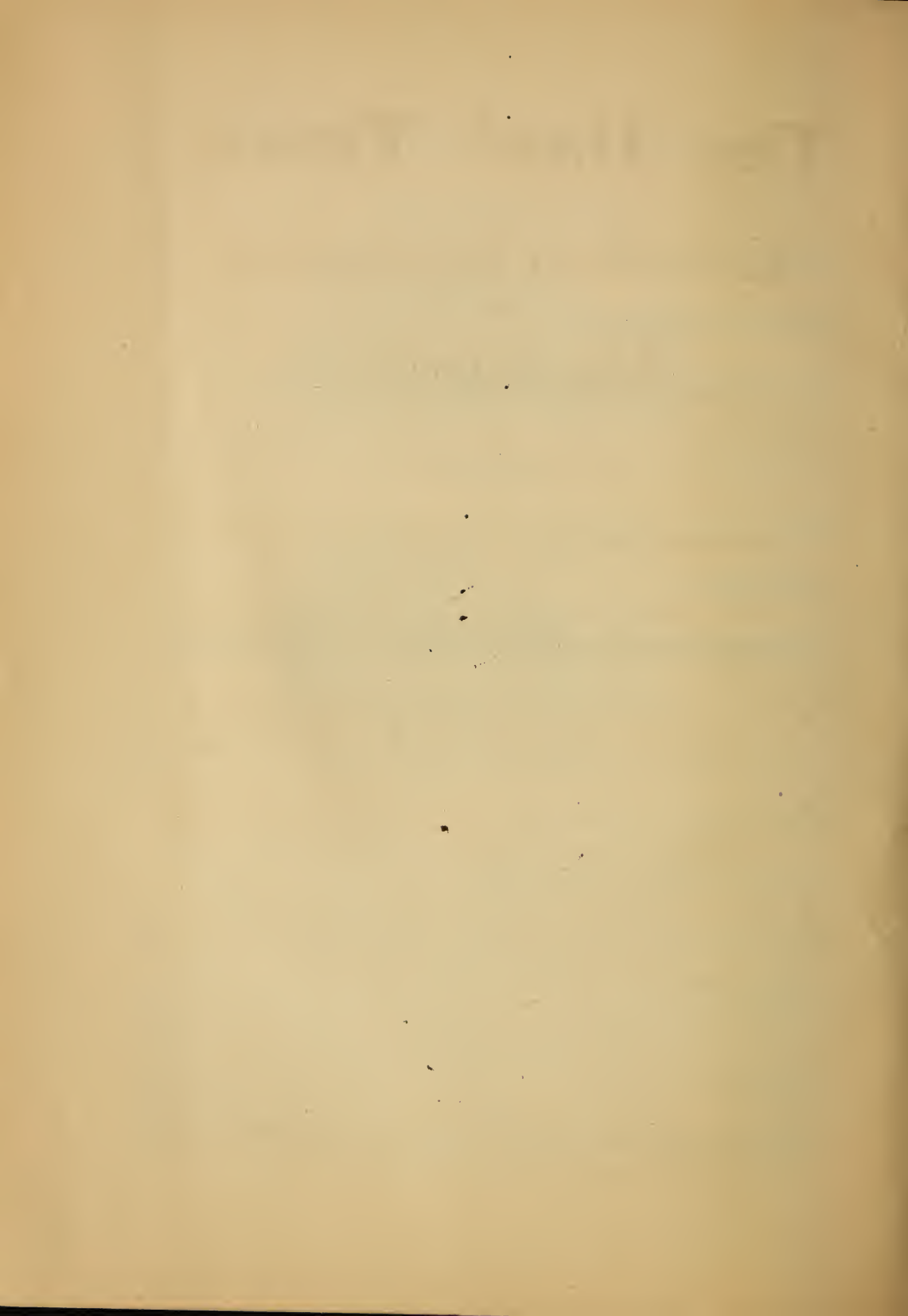


POPULATION.



WHEAT AND CORN CROPS.





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PREFATORY.

The writer of the following papers has personally never had any interest, direct or indirect, in lands of any State, or in stock or bonds of any Railroad or Land Company, that could be affected in the least by enterprises such as are herein proposed — excepting the ownership of a few U. P. R. R. bonds, sold ten years ago.

The topics herein discussed are by no means of late interest to him. Twenty-one years since, he wrote as follows:—

[Correspondence of the "Boston Daily Journal."]

COLUMBUS, O., Dec. 13, 1856.

.
"Thus this railroad enterprise (the Illinois Central) has made marketable to both government and the company, a wide territory; while *land ownership*, the greatest boon to the poor, is offered to the poorest." &c., &c.

Again, in 1876, the subject was agitated in the "Richmond Enquirer":—

[Correspondence of the "Enquirer."]

BOSTON, Jan. 27, 1876.

"I have recently been so much oppressed by sympathy for young men out of employment, that a thought in their behalf suggests this communication. The inquiry presses, What is to become of them?"

.
In primal California days, companies of such young men aggregated their capital, loaded ships, and sailed for San Francisco; many of them becoming successful and honored citizens. The mayor of San Francisco, recently deceased in honor and competence, was a schoolmate of the writer, in Boston, thirty years ago," &c.

The suggestion made was for holders of large tracts in Virginia to unite in such a tender of lands, as might induce organized immigration from New England.

The following papers were placed in the Daily Advertiser, *first*, to obtain the judgment of discreet parties upon the views therein; and *second*, their opinion of the practicability of measures proposed. In regard to the former, he is gratified to find a general conviction in the community, that as the prosperity of the country depends upon an average degree of individual well-being of the people who govern it, the present tendency to pauperism places that great issue in danger; and as to the latter, he has heard no dissent from the measures suggested toward relief.

F. W. S.

BOSTON, Nov. 1, 1877.

THE HARD TIMES.

No. I.

“HARD TIMES;” NOT TRANSITORY. WAR PROFITS; THEIR CONSEQUENCES. THE PANIC; ITS CAUSES AND RESULTS. NECESSITY FOR DIVERSION OF LABOR TO TILLAGE OF THE EARTH.

“*The time is out of joint.*”—HAMLET.

Hard times, we exclaim in later days — a brief, emphatic, well-understood designation of the dislocation of affairs that had seemed to be in brisk, harmonious action. It means disappointment, vanished hopes, heavy burdens, struggle, days of care, foreboding, fruitless expedients, sleepless nights, or harrowing dreams. It tells of homes dispossessed — savings of years in gradual, ominous exhaustion — ambition broken — heritages gone — old age made penniless — daughters, tenderly trained, set at challenge with the world for an honest livelihood; their accomplishments utilized in drudgery for bed and board. This is the current paraphrase of hard times in circles of former affluence.

Among the lowly in society, those whose only helpers are their hands, the weighty utterance tells of expulsion from one tenement to another, suc-

cessively more miserable or humble ; clothing more and more sparse and tattered ; meat diminishing on the board ; appetite of children more stinted ; their cheeks more wan and haggard ; husbands and fathers desperate in distress, drowning misery in drunkenness. It tells of beggary — crime — prisons enlarged — suicide — public safety endangered — virtue surrendered in hunger and cold — want made ferocious — society alarmed lest its foundations break up in anarchy, by the upheaving of its basest elements.

These are generalizations. But throughout our land they are sadly illustrated in the details of cities, towns, and villages. **HARD TIMES!** For four years this sober password has gained in gravity of import. For awhile it was panic ; *i. e.*, excessive alarm from causes theorized to be but temporary and of exaggerated importance. But suppositions of speedy recovery have given place to a conviction of underlying facts, not yet fully developed, and not to be speedily relieved. It does not require argument to convince the majority of people that these hard times are more than panic. Neither are they hopeful of speedy relief. Sanguine prediction has given way to calculations of worse possibilities.

This discouragement is not without reason, and may be not without benefit. The duty is first to comprehend the situation and then act upon the occasion with high courage and energy. That the

American nation, with its intelligence and resources, is to collapse in discouragement,—to retrograde toward pauperism from its rapid development,—none but a misanthrope or a weakling would maintain. If the people are stimulated to investigate causes and intelligently apply remedial measures, the discipline of their reverses will accomplish their ultimate benefit.

The more quickly, therefore, it is recognized that there have been potent elements of disaster in late nominal prosperity; that the figured increase of national and individual wealth has been a false basis of confidence, because fictitious; that highways to wealth, as supposed, have developed irremediable quicksands, and are forever closed; that these later days of sudden accumulation are to be followed by old-time slow and steady gain; that industries in former channels are blocked, and must be diverted into new courses, or disappear,—the more quickly these are apprehended as “unmanageable and uncomfortable facts,” the sooner will the practical judgment of the people divert their energies into new and wide fields of promise, now waste and neglected. We would, therefore, append some evidence,—

First. That the existing depression in trade and dearth of employment are not in popular apprehension exaggerated, but are serious results of causes more permanent in their nature than is generally considered; viz., 1, The fiction of paper money,

representing an imaginary worth and stimulating speculation ; 2, Overproduction of merchandise by undue increase of manufactories and improved appliances ; 3, Changes in the methods of trade and channels of commerce ; 4, Reduction of the volume of trade by the decline of values and reduced consumption.

Second. That the unimproved lands of the United States are a heritage of riches available to the industry of present and future population ; that by their culture all losses by war or illegitimate adventure may be restored ; and that the only remedy for existing distress is *a redistribution of labor ; its diversion, where in surplus, from trade and manufacture to tillage of the earth, the basis of all industries and the primary source of all wealth.*

Third. That it is the duty of government, philanthropic associations, and individuals to awaken public attention to the true remedy for present idleness and impoverishment ; and to devise measures by which the population qualified for agricultural enterprise or labor, may be assisted by intelligent advice and co-operation to land ownership and cultivation. As an effort in this service, a plan will be suggested for efficient *boards of aid to land ownership in large cities*, to disseminate widely important information upon the subject, to act advisedly in the organization of companies or colonies, and to induce capital to lend itself to land for

its development and culture, with assurance of security and profit.

Fourth. To suggest a plan for associate or organized settlement upon lands, based upon varied experience in the history of western emigration, and by the aid of capital, safely and profitably employed, ensuring the gradual development of communities, with their social and educational advantages.

Fifth. To present statements from their personal observation of intelligent residents of States advantageous for settlement, as to their respective facilities, which shall be reliable data in choice of locations or pursuits.*

1. The first of the active causes of the late reverse in national prosperity, above stated, is, *The fiction of paper money representing an imaginary worth and stimulating reckless speculation.*

The inflation of values, or more truthfully *the flotation of semblances of value*, commencing with the stimulus of war demand, 1861-64, continued, despite the decline of gold, until 1873. To the debt of the United States was added an avalanche of bonded liability, set afloat for all imaginable schemes, from a trans-continental railway to an "Emma" mine. The Pacific Railroad was opened in 1869. During the two succeeding years there were built in the United States 13,360 miles of road; over three times the annual increase for ten

* See note appended.

years previous. Of the 75,000 miles of road in the country, more than one half are under sequestration and pay no interest. The supply of gold, silver, copper, lead, iron, coal, oil, etc., that was to be forthcoming in the programme of new projects, was incalculable; it was approximated by the *brass* and *gas* supplied and evolved in their organization.

At length paper issues and public credulity reached simultaneously their maximum. Bonds of the Northern Pacific Railroad were printed in a volume that gorged the current. In the train of its collapse followed rapidly other downfalls. Jay Cook & Co., its managers, failed on the 18th September, 1873. On the 19th, nineteen other banking houses suspended. On the 20th, the Union Trust Company failed. "It was found full of dead men's bones."* Then followed a succession of bankruptcies, until in three years the mercantile failures in the United States had aggregated \$650,000,000. On the 1st of January, 1876, the amount of railroad bonds defaulted was \$789,367,665, of which over \$500,000,000 were held in the United States. The check being in the first instance upon a gigantic scheme, but just initiated, was held to have no relation to others that were secure of capital, having foisted their bonds upon their unwary victims.

It was said to be a mere panic, involving only

* Fortnightly Review, June, 1876.

unsound operators of Wall Street. But steadily the revulsion widened. Notwithstanding hopeful predictions, disaster, paralysis, extinction fell upon the varied properties and pursuits of the nation. Values that had been standard fell, and surprise at calamitous announcements gave way to universal distrust. "There is no price for anything," is the impulsive utterance to-day. That it should be a general impression is not strange when, after four years of steady decline of nearly all descriptions of property, there should occur, within ten days of the current year, a shrinkage on leading stocks of the New York list, of \$30,000,000, and this not upon "the fancies," but on securities that had been held as the most reliable investments. The annexed are but illustrations of the disastrous tide of losses familiarized to the American people :—

| | June, 1876. | June, 1877. |
|--------------------------------|-------------|-------------|
| Pennsylvania Central, | 54 | 29 |
| Illinois Central, | 95 | 53 |
| New Jersey Central, | 84 | 7 |
| Delaware and Hudson Canal, . . | 109 | 33 |

These companies, monopolizing the highways of transit, the central passenger traffic of the nation : of seven miles of freighted coal cars per diem, followed the fate of other interests,—real estate, manufacturing, mining, merchandising,—which had gradually settled in valuation, or tumbled in ruin

at the shock of sudden developments of fraud or folly. Such revelations of widespread rottenness dissipated the theory of a merely sensational origin of the troubles. Substantial reasons are now intelligently canvassed. It is certainly of highest importance, in forecasting the future, to inquire whether the inciting causes of the calamity are transitory or continuous for a considerable period.

That the rash, unreasoning mania for speculation during the decade from '63 to '73, was stimulated by a redundant, unsound currency, we may hope is the predominant conviction of the intelligence of the country. The evil wrought its own cure! Its air-castles disappeared; but, unlike the poetic "baseless fabric of a vision," they left a general wreck behind. The chief injury—the inflation of values—is remedied by their collapse. Real estate, merchandise and labor approximate to their gold valuation before the war. The "New York Tribune" tabulated the prices of over sixty articles of general consumption during the last fifteen years. The same quantity of each costing,—

| | | |
|------------|-----|-------------------------------------|
| | | May 1, 1860,—\$61 55; 100 per cent. |
| Would cost | . . | 1, 1864,—140 00; 225 " |
| " | . . | 1, 1868,—120 30; 195 " |
| " | . . | 1, 1873,—81 43; 132 " |
| " | . . | 1, 1877,—65 76; 106 " |

If these prices would remain uninfluenced by excessive paper circulation, to be affected only by legiti-

mate contingencies of supply and demand, the evils of recent inflation would be radically cured. But until resumption of specie payments shall have been accomplished, there will be constant risk of renewed speculation with the first return of confidence. Seven-fold worse will be the retribution if the nation shall conjure again the phantom which has misled it, and, repealing the resumption act, "hug the rag-baby," as advised by Judge Kelley, "in the hour of agony."*

Had the sole reason of the revulsion, therefore, been the inflation of values, there would now be an evident tendency towards recovery. Were laborers generally employed at current prices, their means of living would compare favorably with their resources in ante-war times. Rents, clothing, fuel, furniture, have cheapened thirty-five per cent. to fifty per cent., which is more than the decline of labor in demand. Indeed, the hard times have been a positive benefit to individuals whose income has diminished not more than ten to fifteen per cent., for their remainder has greater purchasing value, and they have more money by the revul-

* Mr. William Minot, Jr., in his paper read before the Social Science convention, September 5, 1877, admirably illustrated the exaggeration of values by the issue of paper legal tender: "A railroad is projected to be worth \$10,000,000 gold. By law of Congress, every dollar becomes, by virtue of the legal-tender act, two,—that is, \$10,000,000 gold doubles to \$20,000,000 paper. To build the road, the company issues \$20,000,000 bonds. A census is taken, and the value of the road and amount of bonds are both counted as wealth;—that is, \$40,000,000 are reckoned as part of 'the whole resources of the country.'"

sion. But, notwithstanding the decline in prices, demand is but slightly quickened, and distress continues among the working classes. These continuous effects cannot be without abiding causes beyond the evil of an unsound and inflated currency.

2. We have stated another potential influence to be, in our judgment, *overproduction of merchandise by capital and facilities in excess, and by improved appliances.*

It has been aptly said that production and consumption should, like the two wheels of a carriage, move together, and at the same velocity. When, through speculation, production is largely in excess, prices yield ruinously; demand ceases upon a falling market, and stagnation of trade ensues to both manufacturer and trader. The demands of war stimulated in an unprecedented degree all manufactures. The requirements of a million of men in the field, consumers instead of producers, quickened inventive genius to its utmost activity. The large profits resulting from the steady advance of material in process tempted a reckless investment of capital. The expenditures of the Rebellion, North and South, have probably not been overestimated at four thousand millions of dollars—the debt of Great Britain. Doubtless there was never an equal development of labor-saving machinery and increase of productive resources, by a nation, within the same period of time.

In 1870, the total valuation of the manufact-

| | |
|--------------------------------|-----------------------|
| ures of the United States was, | . . . \$4,232,325,442 |
| In 1860, | . . . 1,885,861,766 |
| | <hr/> |
| | \$2,346,463,676 |

An increase, allowing 15 per cent. discount for gold, of seventeen hundred (1,700) millions, or nearly 100 per cent.

| | |
|-----------------------------|------------------|
| The population in 1870 was, | . . . 38,558,371 |
| In 1860, | . . . 31,443,321 |
| | <hr/> |
| | 7,115,050 |

A gain of $22\frac{1}{2}$ per cent.

| | |
|---------------------------------|-----------------|
| The hands in manufacture, 1870, | . . . 2,053,996 |
| In 1860, | . . . 1,311,246 |
| | <hr/> |
| | 742,750 |

A gain of 60 per cent.

Manufacturing establishments increased 80 per cent.

Now, the increase of lands in the entire United States *in farms*, by the census of 1870, was as follows :—

| | |
|-------|--------------------------|
| 1870, | . . . 188,921,099 acres. |
| 1860, | . . . 163,110,720 acres. |
| | <hr/> |
| | 28,810,379 acres. |

Or twenty-five (25) per cent. increase.

| | |
|-------------------------------|-----------------|
| Farmers and planters in 1870, | . . . 2,977,711 |
| Farmers and planters in 1860, | . . . 2,423,895 |
| | <hr/> |
| Increase, | . . . 553,816 |

Or 23 per cent.,*—a remarkable coincidence with the increase of acres cultivated.

The increase of lands cultivated, only 25 per cent., is more remarkable, considering that meanwhile the Pacific and other roads had opened vast regions of territory with varied soil and climate. These figures prove, incontrovertibly, that the disposition of all classes, at the close of the war, was to turn from industrious labor on the soil, to congregate in cities, to enter upon the race for fortune, and the pursuit of pleasure.

With the rush of workmen toward manufacture, there was a steadily decreasing ratio of hand-labor employed. At the annual meeting of the New England Cotton Manufacturers' Association in 1876, Mr. William A. Burke presented a statement, showing that in 1838 each operative produced in one hour 1,012 pounds of cloth; in 1876, 3,333 pounds; at an outlay for labor in 1838 of 4.8 cents per pound; in 1876, 2.8 cents.

The substitution of machinery for manual labor in many other branches of production is equally surprising and instructive. Instance the improvements and multiplication of shoe and leather ma-

* Meanwhile that farmers increased but 23 per cent.;

ARTIFICIAL FLOWER-MAKERS increased 100 per cent.;

[*Artificial FLOUR-makers (from barytes)* deponent (the census) saith not.]

BILLIARD AND BOWLING SALOON KEEPERS increased 400 per cent.;

SHOWMEN increased 400 per cent.

Are not such facts a clew to the mystery of *hard times*?

chinery; the use of steam punches and dies in the manufacture of copper and tin; of steam crushing, drilling and pumping apparatus in mining operations. Illustrations of the results of such inventions, of great ultimate benefit to the world, are numberless; but with such rapid development as of late, they effect a violent displacement of labor. More wheat was raised in the Western States by steam and horse appliances during the latter years of the war than previously, notwithstanding the withdrawal of large armies of able-bodied men. Each heeling or burnishing machine in a shoe factory supplants the work of several men. The modern splitting machine in a tannery displaces the labor equivalent of fifty men in former days.* A recent method of cooling glass moulds turns out 2,000 pieces in the time for 600 by the old process. One planing mill does the work of 400 men. 1,300,000 spindles in Fall River make as much yarn as 6,000,000 people could spin in the same time. A few watch-factories, with 200 to 400 men each, not only supply the people of the United States, but threaten the handicraft of Switzerland. The diamond quarries granite and drills the mountain tunnels; donkey engines displace crews of old-time stevedores; steam crushers break the

* Business is slacking up a little at the boot factory, North Brookfield, and some of the workmen have been put on half time. Five or six trimming machines arrived the other day, making the services of fifty or sixty workmen unnecessary, and they were discharged.—*Daily Advertiser*, Oct. 12, 1877.

stones; steam rollers place them and machine brushes sweep them in city highways; elevators load and steam winches discharge 3,000-ton steamships in a day and a night.

By the multiplication and vigorous operation of such inventions simultaneously with the downfall of capitalists, markets were glutted with merchandise and labor discharged. Prices were broken, not alone by accumulation of stocks, but the impoverishment of buyers.

But it may be argued that inevitable consumption during the last four years must have exhausted supplies, and that wheels will now move again to supply renewed demand. The trouble is, there are too many wheels to move at the least hint of opportunity. It is stated that woollen manufacture cannot again be steadily remunerative until the excess of machinery is either worn out or destroyed. There is too much plant in many lines of production. No owner is ready in magnanimity to shut down for the good of others. The question is debated from week to week how many days or hours the mills can run. An intelligent treasurer of one of the principal cotton mills estimates that the spindles of the country, all in motion usual working hours, would produce fifteen (15) per cent. above the consumption of the country.*

* The latest report of cotton interests, October 1, 1877, is as follows:—

PRINT CLOTHS.—The present condition of the market exhibits a greater degree of depression than has hitherto been experienced at any

Mr. Atkinson, from statistics (and in such departments they are reliable), computes that ninety per cent. of our population, by their facilities, can produce all that one hundred per cent. consume of food, fuel, clothing, tools, wares, and the like, and also, all that we have markets for abroad. The "New York Commercial Bulletin" figures the late increase of persons employed and amount produced, thus :—

| | Persons. | Quantity. |
|--------------------------------|----------|-----------|
| Iron manufactures, | 7 fold. | 10 fold. |
| Leather manufactures, | 5½ " " | 7 " " |
| Clothing manufactures, | 12¼ " " | 6½ " " |

The first named, iron manufacture, is an extraor-

time since the panic, for although prices reached a lower figure a little more than a year ago, it was but for a few days; and then it must be remembered the cost of production was much less than at present, cotton now being two cents per pound higher and wages having been advanced ten per cent. The stock on hand is full nine hundred thousand pieces, and the demand light. Sales of sixty thousand pieces only have been made this week, at from 3 11-16c. cash to 3½c. cash, the market closing very sluggish, many printers expressing a firm conviction that a further decline to 3½ cents will be reached during the next week. We think this opinion is warranted by the facts. The present excessive accumulation in the hands of manufacturers, which is daily augmenting in consequence of the limited demand, must necessarily result in a constantly falling market until the extreme limit of depression is reached, which will probably be when the losses on sales exceed the losses that would be suffered by a complete stoppage of the mills. An experience of this kind may be necessary to demonstrate to some minds the necessity for a curtailment of production. Nine-tenths of our manufacturers are already convinced, and await the conversion of the "twelfth jurymen."—*Fall River News.*

dinary illustration of the excessive *development of plant, beyond use.*

The last report of the American Iron and Steel Association, shows that there are in the United States 714 completed furnaces. In blast at the close of 1875, 293; of 1876, 236. The entire capacity of production is 5,000,000 tons per annum. Yet, with the abnormal consumption of the last four years, for railroads, etc., the consumption of the country has not been above half the quantity, say 2,500,000 tons. The shoe manufactories speedily supply all national requirements; so that their work-people have but periodical employment, and for terms gradually diminished. Manufactures of luxury must very slowly recuperate. In the lavish expenditure of flush times, such products were widely distributed. Houses of the wealthy are crowded with articles of ornament. The middling and poorer classes, after their late experience, will be content with the supply of necessities. Railways have been projected, not from positive utility, but to float the bonds of capitalists, who, having disposed of them, retire to count their gains. Dwellings in cities and their suburbs have been multiplied beyond the ratio of population.

The result of these and many other kindred facts is far more serious than is apprehended in the displacement of labor. The thoughtful man cannot pass over Boston Common at this, the best working season of the year, without alarm as well as

intense sympathy, to see the paths lined with unhappy, idle men. At a meeting recently held in Philadelphia,* representing various co-operative associations, it was stated that in that city there were 150,000 working men, women, and youth unemployed. The fury of the recent labor outbreak was startling, but the underlying cause may be readily brought to light.

3. *Changes in the methods of trade and channels of commerce have dispensed with labor.*

The fancied ease and luxury of city life, compared with the quiet labor of rural pursuits, have for many years drawn from the country to increase urban population. The temptations of business activity during the war aggravated this tendency. These impulses have added to the excess of labor for all requirements of trade and commerce. At the close of the war, Governor Andrew, foreseeing

* A correspondent writing from Philadelphia, states that in that city alone, twenty thousand houses are to be let or sold. The streets, we are told, are encumbered with poor, who being accustomed to town life, prefer misery to the territorial property they could so easily acquire. The half of the workshops and factories are idle. The American mercantile marine is in the greatest decadence; last year scarcely twenty-one thousand tons of steamboats were constructed. Immigration is almost wholly suspended, and, what is more serious, the Americans are beginning to emigrate. The master-masons of London, who are engaged in a struggle with their workmen, lately deliberated as to whether they would not do well to procure men from the United States. The situation is a very singular one, and absolutely opposed to what was regarded as normal. America sends her emigrants to the Old World, and a still greater number to Australia. Heaven guard us from imagining that a phenomenon so contrary to the nature of things could last for a long series of years!—*Journal des Débats*.

the existing state of affairs, attempted to organize a movement for retaining in the South some of the strong arms and clear heads of the citizen-soldiery then to be disbanded. But the men had their pay in their pockets. They had been in deprivation and exposure in absence from home. The inflated condition of business made ready employment. This aggregation of trade tended to organization that diminished the ratio of labor, when economy should be enforced. The expenditure for personal assistance in the movement of merchandise, either at wholesale or retail, has been constantly reduced in proportion to the total value or quantity. Old methods, slow and laborious, have yielded to the energetic spirit of the age. The massing of capital has consolidated trade. One powerful firm replaces many small establishments of former days, and effects larger sales at less outlay for clerks and portage. Steam facilitates the warehousing and transportation of merchandise at the economy of human labor. Great staples are moved directly, in marvellous quantity, from inland sources to shipboard, thence by steam to foreign markets, in such heavy tonnage and with such rapid speed as to reduce essentially the percentage of manual aid in their progress. The "London Economist" shows that the Suez canal annihilated the use of 2,000,000 tons of sailing vessels, and incurred immense loss in the extinction of previously existing appliances of the India trade. Within

thirty years the Maine coasting trade, which then employed a fleet that filled the piers of Boston, has been largely suspended. Lumber, ice, bricks, hay, coal, iron, grain, cotton, flour, no longer cumber streets as formerly, but glide around or under them in trains to their destination of consumption or export. Thus sailors, stevedores, truckmen, porters, clerks are supplanted. Comparison between a modern freight train or steam collier with an old sailing packet; of an elevator with a grain store of a quarter of a century since; a palatial retail establishment of to-day, and its thorough, systematic organization, with the range of petty shops that then would have represented its lines of trade, but together do only a moiety of its business,—these contrasts will impressively illustrate the diminution of hand-labor, not in actual number, but in proportion to the volume of transactions.

Again, a strong tendency to the disturbance of manufacturing labor is the removal of factories to sources of raw material. Cotton factories are prosperous and increasing in Georgia; sugar refining machinery is being exported to Cuba. It is discovered to be needless to transport raw cotton from the South, where labor is abundant, to mills at the North, to be returned in coarse drills, with two freights added to its cost; in fact, by the use of loose cotton from the presses they save two cents per pound from the cost in New England. In 1870 36,000,000 pounds of cotton were con-

sumed in the South ; in 1873, 60,000,000 pounds.* Even the impracticable Spaniards have discovered that they can run molasses through centrifugals at home, extract and then export the sugar, at a saving, rather than market a bulky liquid across seas, with heavy loss by leakage, insurance and freights.

4. *The reduction of the volume of trade by the decline in values and by economy of consumption has permanently displaced many employés.*

Merchandising must discount many of its expenses, assumed in lavish times, to save any profit under present adverse conditions. Sales to the same extent in quantity and at the same percentage of profit as in 1873 will not now cover the general expenses of many establishments. One hundred thousand dollars in value of dry goods, metals, hardware or lumber, at prices of 1872, would net \$50,000 to \$65,000 in 1877, or less. What prospect for a glass-factory organized upon the scale of ten years since, if its product sells to-day for \$1 to

* Mr. Cheney of Lebanon, a brother of President Cheney of Bates College, who has of late years lived much at the South, has recently visited Peterborough, where there were once five cotton mills, but now only three. He says in a letter to the "Lebanon Free Press," that "cotton manufacturing in New Hampshire has probably seen its best days. If an old mill burns it will rarely be rebuilt, for capitalists are not likely to put more money into manufacturing business so far from the raw material, and where fuel is so scarce. More mills have been built in Georgia since the war than are now in operation in all New Hampshire. They are paying factories, too." All this is very true, and the list of mills burned and not rebuilt might be enlarged.—*Boston Daily Advertiser*, Oct. 31, 1877.

\$4 at that date, while its richly cut and most profitable wares find hardly any market? One hundred tons of iron selling at \$450, with ten per cent. profit, in 1873, would yield \$45 toward store expenses; to-day, at the same per cent. of profit, they would sell for \$185, or with profit of \$18.50; meanwhile consumption is reduced say 50 per cent. Many manufactures of iron are cheaper to-day than before the war,—in fact, within this generation; instance cut nails at $2\frac{1}{2}$ cents per pound. Rigid economy, therefore, reduces all expenditures of merchants to absolute necessity. The aggregate of sales is further reduced by the same economy in living by the consumer. The grocer, wholesale or retail, finds diminished consumption of luxuries for the table. Olives, *entremets* and foreign delicacies, which have paid the largest profits, are abandoned by their customers for substantial and cheaper articles of food. Hence the compulsion upon trades-people to reduce their salaried force,—in many cases by the discharge of esteemed and faithful assistants, with regret and commiseration,—because they must prosecute their trade by one-third or one-half the number of hands.

“What,” exclaims Mr. Wells, in the “North American Review,” “is to be done with the labor that improved machinery and methods have made in excess of demand?” His answer is: “Most certainly either in one of two alternatives. Either new wants have got to be found or created, for the sup-

plying of which a larger field for the employment will be afforded than now exists, or else the emigration of labor from the country and the formation of a permanent pauper class among us will begin." In a second paper in solution of the problem, "How shall the nation regain prosperity?" Mr. Wells argues that these new wants for our products and wide field for labor are to be found in the markets of the world opened to our manufacturers by entire freedom of trade.

The writer is a convert from the protective teachings of his youth, to the abstract truthfulness of the principles of free trade. He cannot escape from the axiom which is their foundation, that a nation, like an individual, is or will become rich with money possessed, in proportion to the opportunity to supply the most of its wants with the least outlay thereof. Yet, as a remedy for present suffering of unemployed work-people, the hope from establishment of free trade is too remote for practical service. Legislation is to be reversed and markets established before benefits can be realized. Meanwhile the horse starves while the grass grows.

Rather transfer idle but willing labor to the field ready to return its harvest of food for support, and a surplus beside, wherewith it shall become a buyer from the manufactory. Thus the new wants and the larger market may be most quickly developed within our own territory.

Doubtless, with the growth of more intelligent and liberal political opinions, greater freedom of trade within the nations will in time employ the energy and genius of our nation to contribute to the comfort and luxury of the world.

The question, What shall be done with the idle? is imperative for immediate solution. The press announces frequently suicide in despair of livelihood. Strange sound in a land of plenty! Yet, with teeming harvests of food crossing a continent in transport for bread to foreign lands, there are thousands in our cities of honest mechanics, operatives and laborers beyond any possible demand for their employment, apprehending an approaching winter with dread inquiries, What shall we and our children eat? Wherewithal shall we be clothed?

No. II.

THE PUBLIC LANDS A HERITAGE OF RICHES. WEALTH OF FRANCE FROM AGRICULTURE. PAYMENT OF THE GERMAN INDEMNITY. SUPERLATIVE ADVANTAGES OF AMERICANS LYING WASTE.

2. The unimproved lands of the United States are a heritage of riches, available to the industry of present and future population; by their culture all losses by war or illegitimate adventure may be made good; and the only remedy for existing distress is A REDISTRIBUTION OF LABOR; ITS DIVERSION FROM TRADE AND MANUFACTURE, WHERE IN SURPLUS, TO TILLAGE OF THE EARTH, THE BASIS OF ALL INDUSTRIES and THE PRIMARY SOURCE OF ALL WEALTH.

Adam Smith has conclusively argued that "wealth arising from the solid improvements of agriculture is most durable. No equal capital puts into motion a greater quantity of productive labor than that of the farmer. Not only his servants, but his cattle, become producers. Nature, too, labors along with man. Her work remains as a gain after deducting everything which can be regarded as the work of man."

At this harvest time, when the people engaged in rural occupations gather to hear the prose and

poetry of country life set forth in eloquence and verse, it is needless to dwell at length upon its utility or its charms. That agricultural lands are the most secure investment of capital; that they offer the most steady opportunity for useful industry and thereby the greatest assurance of "health, peace, and competence," of personal independence, freedom from vicious stimulus or contact, a sense of individual manliness in the consciousness of possession, and, according to the degree of education and the amount of leisure to be afforded, facilities for mental recreation and improvement,—these are propositions generally accepted as axioms, from acquaintance with those whose life occupation has demonstrated their truthfulness; or from associations, in fascinating remembrance, with the charms of nature.

Yet it is a marvellous anomaly, that with these truths, intelligently accepted by the American people, and their usual prompt and practical action for their interests, they should allow lands to lie waste which, as sources of wealth, independence and happiness are coveted by all older civilizations. The explanation has been, the attractions of the apparent luxury and ease, the exciting dissipations and hope of greater gains, in city life. But now, when the pressure of want, the stern demands for means whereby not to enjoy, but to live, press upon thousands of unhappy, impoverished population, they are ready to return to that primitive

occupation, Divinely appointed as man's resource for subsistence.

A comparison of the landed domain of the United States with the area of other great nationalities; its variety of climate and natural facilities for production, with their agricultural resources; its possibilities, compared with their production and support of population,—will exhibit the beneficent design of Providence that this may be the land of plenty for a great people.

For illustration, let the comparison be with France. The United States, without Alaska, cover 3,000,000 square miles, having at present a population of 39,000,000. France has an area of 204,000 square miles, or 1-15th of the United States, and supports 36,594,000 inhabitants.

Sixty (60) per cent. of this number, and fifty-four (54) per cent. of this small area are devoted to agriculture, while, of the United States, not ten (10) per cent. of their territory, and but forty (40) per cent. of their people, are thus employed.*

Is this disproportion owing to greater climatic or arable advantages of France? The United States range through eighteen degrees more of temperate and tropical latitude, with two-fifths of their area,

* The table from Mr. Harris-Gastell's Report on Labor in Prussia, gives the proportions of agricultural labor in Russia, 86 per cent.; Italy, 77 per cent.; France, 51 per cent.; Belgium, 51 per cent.; Prussia, 45 per cent.; England, 12 per cent. "If England had to-day 200,000 more small farms, would she not have 500,000 less paupers?"—*Mr. Zincke, on the Channel Islands.*

or 1,200,000 square miles, a valley enriched by the greatest rivers of the world, depositing their alluvial mould to such depth as to render the region unsurpassed for agricultural production by any on the globe. France has a most favorable climate and a fertile soil. But the United States far excel it in the range of products, both staple and luxurious. They supply the bulk of the world's consumption of cotton. Tobacco, sugar, rice, wool and wine are as readily grown as all cereals. The fig and the banana of Florida are added to the orange and lemon of Provence.

In France, seventy-five per cent. of the agricultural laborers are owners of land. The best cultivation is by the peasant proprietors. In one respect the landed interests of the United States and France are similar, every facility being offered in the latter country, since the revolution of 1789, for the division of estates. The carnival of blood which marked that convulsion, like our own more sanguinary conflict for the abolition of slavery, after its fury was passed, left the fruits of its victories in emancipation of the people. That fratricidal strife broke the feudal grasp upon the territory of France, and opened the soil to the ownership of its occupants. "In England, the manor won, the peasant lost. In France, the peasant won, the manor lost. In Germany, the game has been drawn." *

* Systems of Land Tenure in Various Countries.—*Cobden Club*.

Pauperism reigns in England. There are but 250,000 landholders, and but twelve per cent. of its population is agricultural. One-eighth of all England and Wales is in the hands of but 100 owners; of 900,000 freeholders, 700,000 own less than one acre. In France, there are 50,000 great proprietors, 300 hectares; 500,000 medium proprietors, 30 hectares; 5,000,000 small proprietors, 3 hectares; total, 6,000,000 proprietors.* Its territory is truly the property of the nation.

Turgot, author of the law of 1791, by which the great change was legally established, wrote: "Public prosperity has for its first foundation the culture of the earth. The territory of France, in all its extent, is free as the people who dwell upon it." That law which swept away forever the entail of estates by primogeniture, the foundation of aristocratic institutions, can never be restored. It established the modern democracy of France. To its influence, more than any other, must be attributed the intelligent republicanism, which, in the present crisis, is the hope of the nation.

These six millions of rural proprietors became conservators of law which protected their property; enemies of the Commune; the counterpoise of radicalism; guarantors of tranquillity. When the socialists of the Faubourg St. Antoine were shot in droves in the streets of Paris, or led by thousands to the arches of Versailles, the peasant population

* M. de Lavergne, *Economie Rurale de la France*, since 1789.

of France breathed more securely in their hamlets.

This political bearing of statistics of occupations is not irrelevant to our subject. One of the most ominous dangers of the hard times is that of penury made ferocious; of agrarian riots, not from reason or logical conviction, but the pressure of want and the imminence of starvation. The anarchy that loosens the bands of social and financial security, thrusts the suffering classes into greater deprivations. The conflagrations of Pittsburg blocked the highways of industry with its ruins, paralyzing labor far more than the reconstruction of its appliances would demand.*

Were the turbulent elements of Paris the controlling power in France, the empire, the republic,

* The last railway strike will cause great detriment to the peopling of the United States; it will deter and frighten many Europeans disposed to emigrate; it will especially stop the introduction of capital. A new country has a necessity for money and men, but America has at present become very dangerous for European capital. Except the scrip of the federal debt, no investment exists on the other side of the Atlantic which can tempt the most adventurous Dutch or English.

It is not only the material loss of capital which is to be regretted; the "New York Journal of Commerce," however, calculates at \$26,000,000 the damage sustained by five of the principal lines. At present the companies are suing the counties and states to recover compensation for the prejudice they have experienced from riots. The county in which Pittsburg is situated, is asked for \$1,000,000. The material losses are, in such cases, the smallest part of the injury; what has a greater and more durable importance is the commotion—industrial, political and social—which results from a disturbance so profound as the late strike in the United States. No doubt that country is undergoing an industrial crisis, the intensity and duration of which are unprecedented. The cause of it is the wholly premature and excessive development of the manufacturing interests of the nation.—*Journal des Débats*.

or what may succeed them, would be only successive stages to ruin. But, though torn by political convulsions, it has a conservative force in its agricultural industries, quietly maintaining its pursuits and adding to its wealth. The 6,000,000 frugal landed proprietors are the heavy weights maintaining the equilibrium of public security.

The stability and patriotism of Prussia are attributed largely to the reformation of her land laws creating a numerous class of proprietors. The socialism of Belgium among the manufacturing operatives does not reach the land-owners.

In like manner, the permanent order and safety of the American republic are to depend upon the conservative influence of its country population. Already the police administrations of large cities are under the guardianship of State governments, as shelter from corruption. When the foreign laborer, who has agitated against wealth in the turbulent wards of a metropolis, has invested his savings in an abandoned farm in New England, he is suddenly converted to the difference between *meum* and *tuum*, and awakes to the idea of the right of possession.

There can be no more conclusive proof of the solid wealth of French agriculturists than the history of the payment of the Prussian indemnity. It was largely by their hoarded gains that France was freed from German occupation.

M. Victor Bonnet has made an exhibit of the

patriotic fervor and great resources of the French nation with which they paid the enormous ransom to their conquerors. "Never before," he writes, "was a similar financial problem imposed upon a nation."* The war which begun in July, 1870, terminated in 1871. Its cost meanwhile was \$2,000,000,000. Peace was obtained by the pledge of \$1,000,000,000 gold. The fortress of Verdun was held until the last fraction of this demand was cancelled, viz., in September, 1873, or less than two years and a half from the date of the negotiation; and in addition, also, of interest, the expense of the Prussian army of occupation and the separate ransoms of various cities, making an aggregate of \$1,200,000,000 besides the current national expenses. The last napoleon was paid before the departure of the last detachment of Prussians.

Mr. Edward Young, chief of the national bureau of statistics, writes :—

"In the summer of 1872, I observed one evening in Paris a number of poorly dressed men, waiting for the doors to open, of what I supposed was a place of amusement; an orderly crowd, each one keeping his place in the line. The next morning I found them still outside the building. Their all-night vigil led me to suppose they were pensioners. On inquiry I learned they were small capitalists waiting for the doors to open, that each could subscribe to a portion of the indemnity loan. A few had sold their places to bankers; but the larger part had brought their savings, and were induced by faith and patriotism to aid their country and

* *Revue des Deux Mondes*, July 1, 1873.

make a safe deposit for themselves. . . . The economical habits of French people are well known; but it is probable that the peculiar land tenure of France exerts an influence on those in rural occupations not so intensely felt by men engaged in other pursuits."

In the midst of the appalling disasters which fell so rapidly upon that people, new paper was issued to the amount of \$360,000,000.* The amount was afterwards increased to \$600,000,000, which was maintained at par, except at the payment of the first instalment to the Prussians, when gold rose to $2\frac{1}{2}$ per cent. Subsequently the premium declined until it was insignificant.

This history is really marvellous in contrast with that of American finance during our war period. It might be claimed that the ability of France to meet the task imposed upon her was due to her accumulations as an old nation; but M. Bonnet proves that the increased trade of France in two years since the war, and the profits of her entire commerce in the same period, reached the sum of 2,000,000,000 francs, or two-fifths the ransom. The wealth of France distributed among the people, as well as the specie reserve of 52 per cent. in the Bank of France, furnished the basis of her paper issue and maintained it at par; there being in the hands of the nation, practically, available as deposit if called for, an amount that would make a total of 6,000,000,000 francs in gold and silver;

* Second article of M. Bonnet, July 15, 1874.

because the people had faith in the national solvency.

It has been shown that France is rich ; but what is the chief source of her treasures? Not the ingenious and fanciful *bijouterie* of Paris, but the staple product of her soil, husbanded by those whose toil has gained it. M. Bonnet states that the artisan class are improvident ; but that the agricultural population are habitually economical. Laing, a British writer, says :—

“No one can compare the present state of France with that which prevailed in 1789 without being struck with the great increase of natural riches. Throughout France the greater number of laborers and farmers are at the same time proprietors. Nothing is more common than to see a day-laborer proprietor of a cottage which serves as an asylum for his family, a garden which feeds his children, and a field which he cultivates at his leisure hours.”

Sir Robert Peel gave his explanation of the comparative wealth of France and England thus :—

“In England one person in five spends all his income, or his earnings ; in France there is scarcely one in forty who does the same ; the other thirty-nine make savings.”

The immobility of the wealth of France, accumulated by industry and economy, is only to be accounted for by the permanent character of its agricultural investments. The farm lands of France are mortgaged to but 5 per cent. of their value, while in England mortgages amount to 58 per cent. The French do not believe the “fallacy that debt is

wealth," though it may be represented by bank-note engraving. "Capital from commerce," said Adam Smith, "is precarious in possession. The civil wars of Flanders chased away the great commerce of Antwerp, Ghent and Bruges. But Flanders still continues to be one of the richest, best cultivated and most populous regions of France. The wealth that arises from agriculture cannot be destroyed by one or two centuries of hostile depredations."

"Experience proves," writes M. de Lavergne, "that fortunes exclusively movable rarely pass to the second generation. The facility of realization, luxury, bad speculations, almost always complete their ruin."

The French people are generally regarded of volatile temperament, yet their conservatism in finance, the solidity of their investments, convey lessons of wisdom to other nations. "France," said Mr. Zincke in the "Fortnightly Review," "was in the centre of a cyclone in 1857 and 1873, while the rest of the world was strewn with every species of commercial desolation." The history of her finance in the former period, as during the latter, which has been considered, vindicates the assertion. Industry and commerce had been unduly stimulated; trade was overcrowded; production had accumulated merchandise beyond demand. "Had we," says M. Bonnet, "increased the issues of paper money and created a factitious capital, we would have

added to the difficulty of the situation. The situation was grave, and the Bank of France in danger of suspension of specie payment; but, instead of palliating the evil by that course, it advanced its rate to seven, eight, and ten per cent., and compelled speculation to stop. 'Trade had been guilty of excesses, and it was put on healthful dieting.'” Meanwhile the solid reserves of metallic wealth were undisturbed.

In contrast to this, note the effect upon Germany of being the recipient suddenly of the French indemnity. France has had sweet revenge in the intoxication of the cup she was forced to yield her enemy. The disbursement suddenly in Germany of 5,000,000,000 francs stimulated public and private enterprise, until a financial panic and revulsion followed. Sudden wealth is alike dangerous to the nation and individual. Slow progress in wealth, at the end, is proved most substantial and durable.

The above statements, we believe, clearly demonstrate that the chief basis of the financial strength and policy of France is the agricultural wealth drawn from the soil by a numerous and thrifty rural population. Six millions find average remuneration for their labor on an area not equal to that of the State of Texas. Of that moderate territory, not above one-tenth was favored with special natural fertility. Another tenth is absolutely sterile. All the remaining productive area is the result of the labor of man, in draining marshes,

irrigating wastes, rotating crops, and utilizing to the utmost all means of fertilization.

With tenfold greater area and natural facilities, the people of the United States have only 3,000,000 in the cultivation of its soil.*

It may be asked, "Are Americans to be lowered to the condition of French farmers? to be content with their small incomes, trivial life, and meagre fare?" This can never be possible until generation after generation shall have been debased in political and religious thralldom. The fact that the French rural population, with their disadvantages of gross ignorance, priestly subjection, and moderate earnings, do secure such substantial wealth, and a high degree of social happiness suggests the superlative advantages open to free and enlightened American citizens.

The comparison has been made with France as a nation equal in numbers nearly with the United States; but like results are found wherever industrious, economical agriculture prevails upon lands

* The United States are still the promised land for agriculturists. If a European artisan would commit an act of folly to go and seek fortune there, where only misery awaits him, rural laborers may go there with almost the certainty of acquiring ease.

In those vast regions, an agricultural population of 200,000,000 might be planted, and they could live at ease; gradually, by the side of the farming operations, that population would have begun working the mines which are in abundance in that territory, then to extend their navigation, favored by the immense extent of the coasts, and the number and depth of the rivers; finally, a little later, when capital had become more abundant and the population more dense, factories would have sprung up of themselves.—*Journal des Débats*.

widely distributed in ownership among the people. In the Channel Islands of England, owing to an exceptional land tenure, there are many small farms, and consequently the loveliest, happiest homes on an equal area of all the United Kingdom. The farmers of Holland have gold at their bankers; Tuscany, with its vineyards and its gardens, is the Eden of Italy; while the Campagna of the Papal States, leased in large tracts by absent landlords, is a desolation.

The subject to this point has been treated solely in its material, monetary relations; but mere subsistence is no elevation above animal life. Americans cannot, ought not, to yield educational and social privileges for pecuniary gain. By associate colonization, not isolated settlement, these essentials of their natural life may be transferred and developed. An instructive letter upon this subject, from an intelligent, prosperous citizen of Kansas, written from "a \$50,000 brick schoolhouse in the town of Paola, of 2,000 inhabitants," well sustains this opinion. It will be placed, with other similar testimony, as appendix to these papers.*

Happiness, as well as subsistence, is the legitimate pursuit of a man. Indeed, without the former, the latter is impossible to its natural limit. Rural life, it cannot be doubted, yields fully the average of pleasure. Sunny France is not so much more sunny than our Virginia, Iowa or California, except in the brightness and cheer of its people.

* See note appended.

Their light-heartedness is the envy of all other nationalities. Artists picture the *fête* days and harvest scenes of Normandy and Provence for the relief of our sober American homes. Their patient and severe toil, steady to its aim of land-ownership, is enlivened by anticipation of a cottage home. "Perette goes to market to buy eggs—the eggs hatched chickens—the chickens a pig—the pig a calf—the calf a cow."* "The Flemish small farmer gathers grass and manure along the highways. He raises rabbits; with the money he buys a goat; next a pig; next a calf."†

Mr. Gilbert Hamerton sketches vividly the simplicity, contentment, and joyousness of his life thenceforward in his gradual accumulation.

"The peasantry of to-day," he says, "are, on the whole, a class of people as happy as their forefathers were wretched. The lad calls his cows and his sweetheart in the *roulade* that ends his song. Their customs imply the constant practice of very great virtues—temperance, frugality, industry, patience, self-control, self-denial." Yet they are utterly ignorant and superstitious.

What a future of happiness and wealth is for our republic, if, with political and religious freedom guaranteed by past sacrifices of blood and treasure, its broad domain can be planted and harvested by a people exemplifying these virtues, following in the train of religion and knowledge!

* La Fontaine.

† Systems of Land Tenure.

No. III.

FREEDOM OF THE PUBLIC LANDS. SECURITY OF CAPITAL
LOANED TO SETTLERS. INCREASE OF AGRICULTURAL
EXPORTS,—OF FRUIT CULTURE. LAND SETTLEMENT
“THE BEST AFFAIR OF BUSINESS.”

Third. It is the duty of governments, philanthropic associations and individuals to awaken public attention to the true remedy for present idleness and impoverishment, and to devise measures by which the population qualified for agricultural enterprise or labor may be assisted by reliable advice and co-operation to land-ownership.

As an effort in this service, a plan will be suggested for efficient BOARDS OF AID TO LAND-OWNERSHIP in large cities, to disseminate widely important information upon the subject, to act advisarily in the organization of companies or colonies, and to induce capital to lend itself to land for its development and culture, with assurance of security and profit.

The government of the United States, for the welfare of the people, pursues a policy of utmost liberality concerning the public domain. The early practice was to exclude all settlers, without previous payment, to obtain revenue from sales. Subsequent laws have sought, primarily, to secure

their occupation and improvement, until of late years they have been, practically, a free gift.

The first of these generous enactments was the pre-emption law, by which any head of a family, widow, single man or woman over twenty-one years of age, a citizen, or one declaring his intention to become a citizen, could enter upon and gain a title to 160 acres of land, with a credit of from twelve to thirty-three months, at \$1.25 per acre. If within ten miles of any land-grant railroad, the price is \$2.50 per acre. Some exemptions of land and individuals are made in the details of the act.

2. Following the pre-emption law was the more beneficent homestead act, by which land for homes is given to those of the same classes who will in good faith settle thereon for five years, to the extent of 160 acres of \$1.25 valuation, or 80 acres at \$2.50.

3. The provisions of the soldier-bounty act.

4. The *timber-planting* act: giving 160 acres for the cultivation of one-fourth in timber.

In 1875 there was a diminution in entries of 1,500,000 acres from the amount entered in 1874; a tendency to continue, because fertile lands have mostly passed to railroads or private holders. But from these parties they can be obtained upon equally or more favorable terms; valuable lands being offered entirely upon credit to actual settlers.

While legislation concerning the public domain is all that can be desired, government can render

further service to the people in disseminating knowledge concerning it. The reports of the last five years of the general land office contain slight information beyond elaborate tables and legal papers. The maps accompanying the report of 1876 display the location of unsold lands; but that of Florida alone exhibits by distinctive shadings the characteristics of the soil as pineland, swamp, prairie, ponds, etc. Map 24, showing the surveys from ocean to ocean, is a highly creditable specimen of topographical work. But there is a lack of description concerning the vegetation, nature of the soil, water or facilities for irrigation, supplies of fuel or lumber, distance from settlements, etc., of essential importance.

The abstract of surveying operations for 1876 appends very brief descriptive allusions to Nebraska, Minnesota, Dakota and Montana. Of Nebraska it is said that "278 descriptive lists of qualities of soil were prepared and furnished to the proper local offices"; and of Minnesota, "117 sheets, describing the timber and quality of the soil as disclosed by field notes." These cursory allusions are provocative of curiosity for particulars; especially of the large tracts which, it is stated, contrary to the late paper of Major Powell before the National Academy, are "specially adapted to agriculture, stock and fruit raising."*

* Major Powell's statement was to the effect that there was not of available land belonging to the United States, enough left to make an

These suggestions would not disparage the efficiency of the land department, as probably there were no means for further outlay. But as hereafter the labor of the bureau is to be lessened, by the satisfaction of grants to roads and schools, it would be of great service to land-settlers if more information was on file in Eastern cities. The writer has found difficulty in obtaining authentic information concerning public or private lands open to settlement, except from the publications of railroad agencies or press correspondence, too frequently prepared to be readable rather than reliable.

Reports of the department of agriculture do not presume to meet this want, but to give the papers of its experimental officers and others as specialties — as the grape, bees, etc. Yet the most satisfactory exhibits of the agricultural and pastoral capabilities of lands in market are found in the reports of that department for 1868 and 1869. The want is for official hand-books, for guidance and instruction. The centennial report of Kansas is a model for such publications.

average county in Wisconsin. Mr. Bayard Taylor, on the contrary, after observing the great results obtained by irrigation in Colorado, the crops being more sure of moisture than when exposed to droughts, where rains were the dependence, says: "I am fast inclining to the opinion that there is no American desert this side of the Rocky Mountains. In 1859, the lowest computation of the extent of the desert was 200 miles; yet, in the Smoky Hill route, I saw less than 50 miles to which the term could be properly applied." He predicts that all the region will in time be as productive farm land as any in the East.

While the general government can do vastly more than all other agencies in supplying knowledge concerning the national heritage, philanthropy can render great service by making it available to those to whom it is the greatest boon. It can render no more charitable service than to transfer the unemployed to fields of permanent industry. Repeated temporary relief damages self-respect, habituates a sense of dependence, and enervates the power of self-support. Benevolent associations and individuals realize the importance of such efforts, but find difficulty in obtaining information, as to prospective obstacles, which will warrant the transfer of homes to strange regions.

It is impossible for a family or an individual to remove to a distance without expenditure for travel and temporary subsistence. In many cases kindred, churches or charitable societies would contribute toward the expense, but questions arise: Where? with whom? for what pursuits? with what co-operative assistance? what promise of success? In uncertainty on these points, for lack of a bureau of reliable information and organized to impart it, those who would aid others dare not exercise a prevailing influence on such an important decision.

These considerations illustrate the expediency of an organization which shall aid by counsel and capital those who desire to become cultivators of the soil. Such boards of aid would be beneficent agencies in our chief cities and factors of national

prosperity. They should compile information from authentic sources concerning localities advantageous for settlement; the conditions of purchase from government, by railroad warrants or from private parties. They should obtain data upon the fertility, adaptation to special products, prevalent diseases, meteorology, facilities for transportation, materials for building, supply of tools, means of sustenance until harvest, proximity to markets, etc., etc., of the regions recommended to emigration. They should devise plans for the settlement of extensive tracts, under superintendence, by numbers sufficient for mutual aid and protection; the use of labor-saving machinery, the co-operation of railroad companies,—all on sufficient scale to attract population of future towns and cities, centres of trade and mechanic arts, ensuring, not only greater gains by division of labor, but facilities for education, social and religious culture, which develop proportionally with population.

It may be said that such inducements to emigration are posted in our streets, advertised in the press, scattered in hand-bills, proclaimed at fairs, until the advice, "Go WEST, *young man!*" has become a byword. The young man stays at home. Because this abounding information is tainted by self-interest. It is the talk of the seller under the bias of his profit. His railroads are all air-lines. His lands border on Paradise and are exempt from all ills of the flesh. His lodes are all

bonanzas, and his prospective harvests fabulous. Hence, misgivings and hesitancy in response to these temptations.

The boards of aid proposed must be under management that would command public confidence in their aid for the common good. They must be ready to offer their facilities to those who would raise market truck in Maryland, cotton and sugar in the South, the orange or banana in Florida, wheat or corn on the prairies, stock herds in Texas or the plains of Kansas, the grape, olive or fig in California, according to the respective preferences, numbers in company, ties of kindred, physical ability and command of means. If they had not locations under their special superintendence in all these sections, they could be in such correspondence with other bureaus as to be of service to parties by their introductions. Hundreds of careworn men, filled with dread of the future, counting to themselves no friends, charging the world with indifference to their fate, though greedy of their last dollar, walk gloomily the streets of our cities, who would welcome such friendly advice and assistance.

For effective service these boards must command or influence capital and induce associate emigration in considerable numbers. Individual pioneer life succeeds only by unusual courage, physical vigor, tact, perseverance. It is constantly attempted without forethought of difficulties or contingencies.

Tales of disappointment are frequent of those who have impulsively hastened to the West as to an El Dorado, without means, friends, or definite purposes — upon a rambling hunt for "something to do," until their means are exhausted, and they are returned through the pity and at the charges of friends at home. These failures should occasion no surprise. That a stranger in Chicago or San Francisco, or on the highways of the West, through which roves a tide of aimless, discomfited, incapacitated humanity, in search of riches, — they know not whence, — that such should find himself rejected and dejected can be no wonder. Western emigration has been a marvel of energy and endurance, overcoming all obstacles, and planting in a wilderness towns, cities and States in a single generation. The men who accomplished such results did not, and others like them will not, need the helping-hand of any organization. There are many, however, not gifted with self-reliance and ability for unaided pioneer life; but, from advice, companionship and slight financial assistance, would receive an impulse of hopefulness that would develop energy and ensure success.

We will here consider briefly, in view of the importance and wide relations of the subject, the necessity of capital for advantageous settlement and improvement of territory; also the basis of its security and the promise of its earnings. Suggestions as to methods of associate or organized

emigration from examples in the history of the Western States, as also concerning ways and means of safely intrusting it with capital, will be next considered.

The lack of means wherewith to go, and whereby to live upon first arrival, is the only inseparable obstacle to many who would make a distant departure for a livelihood. Men who have not a dollar beyond daily wants; others who must not jeopardize the last of their savings for fear of utter impoverishment of their families, or should leave means for their support until the shelter of a new home is established — these say so frequently and conclusively, "*I have nothing to go with,*" that it is anticipated as the usual response to the suggestion. Men cannot prudently enter a strange land without money or supplies. Unless assured of subsistence, anxiety will impair their powers and disqualify them for effort. Besides food and shelter, seed, tools, etc., are required. If, by association, they can obtain labor-saving machinery — a steam-mill, plough, mower and reaper — the product of their labor will be proportionately enhanced.

These propositions are too self-evident to need argument or illustration. But capital must be convinced of its profits before it incurs risk. It is now more than ever timid and shy of venture. It has been upon the rampage. Its remnant is in hiding-places for security. Philanthropy will

vainly summon it forth until it assures a return with interest.

The enterprise advocated is the transfer of idle capital at the East to *occupied* lands at the West; the title of the lands, as will be shown hereafter, to remain with the capitalist, while the occupants enhance their value by labor until after payment in full of purchase-money. Vast sums have been loaned by the East to the West upon the security of its territories. The earnings of whalemén in Arctic seas, of trade in the Indies, of tonnage in the inland waters of China, have sought final security in mortgages that underlie Chicago, or bonds of Security Companies upon Western farms. The basis of safety here proposed is substantially the latter, — namely, occupied and improved lands. The only difference is that population and culture move simultaneously upon the soil, instead of having been previously established; but the money to be advanced is proportionately small, according as the land is undeveloped. Such enterprise is not without successful precedent.

The Mormons (preposterous people though they are!) have peopled a desolate region from foreign lands upon precisely the method here suggested; in fact, borrowed from their established practice. Four companies, a total of two thousand souls, arrive from Europe in New York the present season. What is the financial *modus operandi* by which the population of a town is brought across

seas, conveyed two thousand miles inland, and added to that wealth-producing sect? Simply that above described.

By fortuitous coincidence (?) Mormons are able-bodied men. They may be penniless, but are surely fit for work. They are transferred from England or Norway to Utah, assigned a portion of land, bonded on credit; all expenses of travel incurred, all charges meanwhile for support and supplies, with the value of the land, being debited on account to the individual. When this indebtedness with interest is liquidated by harvests, they become owners of their land, are advanced to a place in creation they had never imagined, and henceforth believe in the revelations of a good farm and the prophet. Whatever may be the influence of polygamy, it is plain that the system must be based upon practical provision for the maintenance of one or a score of families. The success of their utilitarian measures demonstrates not only their wisdom, but the substantial basis of security for advances made across the Atlantic; namely, *lands to be improved by labor transferred thereto by capital.*

Property consists mainly of land and capital. Land is *real* estate; because, as defined by Blackstone, "it comprehends all things of permanent, substantial, fixed, immovable nature." The Divinely appointed provisions of the Jewish theocracy, by which land was to be inalienable (Le-

viticus xxv. 23), illustrate its precedence in all ages above all other property. It is impressive to observe in this connection that while houses in walled cities of the Jews—the work of men's hands, perishable by time—could not be redeemed by the year of jubilee, it returned to children the lands of their fathers. It is an ancient belief, vindicated through the ages, that capital is most secure upon land improved by labor. So far as it is divorced from land, so far it is endangered.

The accumulating capital of Great Britain, timid from misadventures, seeks preservation in lands, almost regardless of income. Two per cent. return from real estate will find its purchaser in preference to larger gains possible from trade and commerce. The desert moors of Norway and Scotland, yielding but small rent as pasture, are firmly held and alienated only under dire necessity. Land yields increase for labor. The warehouse furnishes shelter for trade, which involves unproductive labor. At the collapse or cessation of trade, the labor it employs and the warehouse it occupies gain nought from other labor and produce nought of themselves. Hence the shrinkage of value, sudden and severe, of commercial real estate in hard times.

It is this sense of permanent security and perpetual resource that gives to the poor man the yearning for ownership of soil. The late disastrous lessons of the uncertainty of all personal,

i. e. movable, property, must increase the conviction in this country of the substantial value of its productive lands. Warehouses and dwellings in cities and towns have declined one-half in value. Tenement property is largely vacated. Factories with their thousands of spindles are to-day worthless as a gift, if the recipient must run them.

Meanwhile, the farms of the land—God's food factories, for which He supplies power and raw material, asking man only to combine them—have not stayed their dividends. Vermont and New Hampshire, the valleys of the Mohawk and Shenandoah, the shores of the Chesapeake and the plains of the West have not known the hard times of Broadway, State Street and Lowell. Country homesteads abandoned by sons and daughters for the chances of money-getting and the gayeties of city life have been retreats for themselves and their children; the old orchard, corn-field, potato patch and dairy affording them welcome sustenance.

Farmers are to-day almost the only class of buyers with their income, instead of buyers with the principal of past savings, reaping doubly an advantage from the hard times in Europe and America; for they receive advanced prices on their products and buy at reduction all articles of consumption. If gain above outlay is reliable basis of credit, other qualifications being answered, farmers to-day are the safest debtors.

The creation of an export demand for manufact-

ures is debated as a possible relief of the paralysis upon trade and the means of supporting production. At best, it must be a slow process of recovery with the odds of capital and skill against us. The woollen manufacturers at their late meeting, generally expressed the opinion "that it was impossible at present to contend in the markets of the world with the cheap labor and low rates of interest in Europe." But, despite cheap labor and low interest abroad, American farmers are to-day heavy exporters. They can withstand all competition, for nature is on their side. They can produce wheat at less cost than the most scientific farmer of the Old World, even though the latter had land given to him. They freight the weekly fleet of steamships from the Atlantic ports with meat and grain from the prairies; the products of their dairies and orchards. It is difficult to conceive the tide of wealth returned to our shores from statements like the annexed, so familiar as to pass unnoticed :—

NEW YORK, Oct. 13, 1877. — Eight steamships sail for Europe to-day, taking 297,000 bushels of grain, 4,000 bales of cotton, 2,900 boxes of bacon, 21,000 boxes of cheese, 2,000 tierces of lard, 4,900 packages of butter, 1,500 barrels of apples, 1,500 bales of hops, 9,000 barrels of flour, 4,500 cases of canned meats, 1,600 quarters of fresh beef, 70 tons of do., 415 tierces of beef, 859 hogsheads, 27 tierces, 1,725 cases and 411 ceroons of tobacco, and large quantities of clover and grass seeds.

A cablegram of two lines, lost to public recognition in the details of the latest defalcations, or political conventions, reveals the reflex influence of this commerce :—

FOREIGN COMMERCIAL NEWS.

LONDON, Oct. 3.—One hundred and seventy thousand pounds of the £500,000 withdrawn to-day was for New York.

The Bank of England has advanced its dividend rate from 3 to 4 per cent., in view of the continued drain of bullion.

LONDON, Oct. 4.—The bullion in the bank decreased £808,000 during the week.

PARIS, Oct. 4.—Specie in the Bank of France decreased 19,500,000 francs during the week.

It has been by the labor of the yeomanry of the country that the debit account to foreign countries for the luxuries of cities has been balanced and gold reduced to $2\frac{1}{2}$ per cent. premium.

This aggregation of natural wealth from agriculture was never before in such marked progress and development. Egypt was said to be the granary of the ancient world, but, from present indications, America is to be the granary, pasture and orchard, for the supply of deficiencies in Europe. Within a few years it has been made apparent that the Western plains are to be a main resource for meat, tallow and hides for Europe. Refrigerator-tanks will soon add poultry as a staple for export, and the very recent increase of shipments of dry and canned fruits, promises that the luscious harvests from

6,000,000 peach-trees in Delaware and the eastern shore of Maryland, will not hereafter go to waste. The shipments during a late fortnight from New York, covered 28,000 cases of canned goods. The "Pall Mall Budget" said recently, that "Europe and Australia will take nearly all the fruit, fresh and dried (dried peaches excepted), which the United States can land in their markets in good condition. As long as dried apples can be exported from New York at five or even seven cents a pound, the workingmen of Europe and Australia will buy all that can be spared." In eleven months ending July 1, the fruit exported amounted in value to \$2,831,000.

The late address of Hon. Marshall P. Wilder, President of the American Pomological Society, exhibits the increasing importance of the fruit production of the United States, both as a luxury of home consumption, and a staple product of export. The facts stated have such direct relation to the topic of these papers, that it is difficult to limit our use of them.

"In 1848, the cultivation of fruits for market, or for exportation, was limited to a few of the older States. But now steamers from New York take, in the autumn, from 500 to 3,000 barrels of apples weekly. The increase in the crop of apples in New York and the more western States, is wonderful. From New York, it is estimated that, in abundant years, 1,500,000 barrels are exported.

"As the refrigerating process becomes more perfect, it will aid largely the exportation of apples and the more delicate

fruits. Pease, peaches and grapes have been sent to England in good order, and it is confidently expected that American peaches will soon be well known in the markets of England. England esteems American apples above all others.

"The following are a few illustrations of the immense quantities of fruits now sent to market:—

"Of strawberries there have been received in one day in New York, 10,000 bushels. In 1875, on the peninsula of Delaware and Maryland, the peach crop was estimated at above 7,000,000 baskets. From California there were sent East, in 1876, 130,000 bushels of assorted fruit. Of the strawberry, it was estimated that San Jose and vicinity supplied, some days, for home consumption, forty tons. In Illinois very little fruit was raised, except for home use, until 1840. Now there are 320,000 acres of orchards in that State. Florida and Mississippi give promise of a great increase in cultivation of tropical fruits. It has long been known that the climate of Florida was well suited to the orange; but the last few years have demonstrated that many other tropical fruits can be grown as profitably.

"There is a large and increasing consumption of Florida oranges in Northern cities. Limes, shaddocks and lemons have increased attention, while pine-apples have been very successful. The date begins to thrive in Georgia, and will, doubtless, ere long, be extensively cultivated. California now raises 7,000,000 oranges annually.

"Much of our progress in pomology and horticulture is due to the increase of facilities for transportation. But these would have been of but little advantage had they not been supplemented by careful packing. Steamers and cars are now provided with large refrigerators, by which delicate fruits can be sent long distances, even to Europe. The various styles of fruit packages are wonders of cheapness and efficiency. Trees shipped to Australia by Ellwanger & Barry, after a voyage of 153 days, were received in safe condition. Only 3 out of 160 were dead.

"The canning process has been brought to great perfec-

tion; and that of drying promises to become even more useful, as it reduces weight in transportation three-fourths, by removal of water, and renders fruit capable of shipment to all climes, and of preservation for years. Six canning firms in California employ 2,000 hands.

"We need have no fear of an overstock of fruit, as many new ways will, doubtless, be devised for its use.

"Figs and grapes are being extensively dried in California. The quantity of raisins already produced annually is estimated at 400,000 pounds. It is believed, that with further experience, they will be produced of the highest excellence.

"The foreign market for our fruits is now as well established as that for wheat. Competent judges unite in opinion that the European and Australian markets are prepared to take increasing quantities of fresh and dried fruits, if landed in good condition. Australia and Germany will consume immense quantities of dried fruits; but England prefers it in fresh condition."

The annexed statement shows that the export of produce increases more rapidly than the area of improved lands, which in the decade 1860-70 was but 25 per cent. Although the crops last year were a partial failure, the excess in quantity of farm products exported to June 30, 1877, exceeded that during the previous twelve months by percentages varying from 20 per cent. to 100 per cent. In round numbers, exports of ten leading articles, not cereals, and their increase above 1876, were:—

| | 1877. | Increase above 1876. |
|---------------------------|---------------|-------------------------|
| Fruits, | \$3,000,000 | \$2,000,000 |
| Hops, | 2,000,000 | 1,000,000 |
| Bacon and hams, | 50,000,000 | 10,000,000 |
| Animals, | 3,000,000 | 1,000,000 |
| Butter, | 4,000,000 | 3,000,000 |
| Lard, | 26,000,000 | 4,000,000 |
| Pork, | 7,000,000 | 1,000,000 |
| Seeds, | 3,000,000 | 2,000,000 |
| Tobacco, | 29,000,000 | 6,000,000 |
| Tallow, | 8,000,000 | 1,000,000 |
| | \$135,000,000 | \$31,000,000 |

The disparity between the export of agricultural produce and that of manufactures will indicate the small account of the latter toward maintaining the balance of trade with foreign countries. Of seven principal lines of manufactures, excepting those which are principally natural products, as petroleum, copper, furs, etc., all that exceed \$1,000,000, viz., agricultural implements, clocks, all manufactures of iron and steel, of leather and of cotton, sewing-machines and ordnance, aggregate only \$41,000,000.

Increase of population is the standard indication of political economy for the increase of natural wealth. By this test it will be found that productive agricultural lands, when occupied, offer security for capital that is steadily enhancing in value. Commercial revulsions tend to their ad-

vantage rather than their injury; for population then withdraws to them for support from cities and manufacturing districts. From this cause the centre of population is now moving westward with unprecedented rapidity. Take Kansas for a single illustration:—

| | |
|-----------------------------------|------------------------|
| In 1860 it had of improved lands, | 405,468 acres. |
| 1875 “ “ “ | 4,343,433 “ |
| 1860 it produced of corn, | 6,150,727 bushels. |
| 1875 “ “ | 80,798,723 “ |
| 1860 it had | 93,465 head of cattle. |
| 1875 “ | 703,323 “ “ |
| 1860 “ | 8,601 population. |
| 1875 “ | 531,156 “ |

These results, of incalculable advantage to the whole country, are largely attributable to the late land-grant railroad policy. Despite a mercenary bias charged upon its projectors (and who would or should have assumed such great enterprise without promise of reward?), the nation has literally reaped magnificent harvests in return. The development of national wealth thereby is only at its beginning. What has been lost by it is difficult to detect. Alternate sections of land withheld are doubled in price, \$2.50 instead of \$1.25 for proximity to railroads; and vast regions are opened to market that would have remained desolate.

What an empire in promise, when it is considered that the State which has attracted this emigration has an area equal to Ohio, Indiana, Delaware and Connecticut combined!

According to Adam Smith, countries are popu-

lous, not according to the supply of food and clothing, but the supply of food. This principle guarantees a continuous flow of population into those States abounding with means of subsistence. Cotton was king, but his abdication approaches before the bread-and-meat confederacy, which now sends 1,000 car-loads of wheat per day into Chicago, and will ship to the Old World its surplus for the year of 140,000,000 bushels.

To the above arguments for the diversion of population from large cities on the seaboard, a landlord or manufacturer may object that it is proposed to deplete the East of tenants and operatives. But an impoverished, non-producing population, not paying rent and tending to pauperism, is of no benefit to capital or real estate. This question has been thoroughly debated in Great Britain, and settled with the intelligence that marks her legislation. It has been decided that "emigration of capital and labor has always increased both population and wealth at home. When a Hampshire peasant emigrates to Australia, he very likely enables an operative to live in Lancashire. Besides making food for himself, he sends more home for the manufacturer, who, in turn, makes clothes and implements for the colonists."*

In a debate in the House of Commons on this subject in 1843, the liberal policy of the nation with reference to it was fully vindicated. Said the

* E. Gibbon Wakefield; *The Art of Colonization for the British Empire.*

President of the poor-law commission: "When I ask you to colonize, what is it but to carry the superfluity of one part of our country to the deficiency of the other? To cultivate the desert by means that are idle here? In one simple word, to convey the plough to the field, the workman to his work, the hungry to his food? . . . I direct your attention to the United States, the greatest colony the world ever saw, but by no means the only proof of the immense extension given to trade by planting settlers on new and ample fields. What would have been the wealth and population of this country had the United States never been peopled? I think it will be admitted that, taking the United Kingdom and the United States alone, the fact of colonizing that single country has at least doubled the numbers and wealth of the English race." †

Said John Stuart Mill: "There need be no hesitation in affirming that colonization, in the present state of the world, is the very best affair of business in which the capital of an old and wealthy country can possibly engage." No "old and wealthy country" ever planted its colonies under such favorable auspices as now invite the American people to similar enterprise as their "best affair of business."

Surplus land awaits surplus labor, while surplus capital needs their employment, and foreign nations demand surplus production.

† Charles Buller, Esq., M. P., debate on Systematic Colonization.

No. IV.

AMERICAN MIGRATION. SUCCESSFUL COLONIZATIONS OF ANAHEIM, CAL. ; VINELAND, N. J. ; GREELEY, COL. INDUCEMENTS FOR CAPITAL IN AGRICULTURE. CHANCES OF SUCCESS IN TRADE. BOARDS OF AID TO LAND-OWNERSHIP.

What has been done may be done—essential conditions being unchanged.

What has been done may be better done—when essential conditions are improved, besides the gain of experience, and the stimulus of successful example.

The favorable conditions of the latter proposition are with the enterprise herein advocated ; viz., aid for honest, capable, and industrious unemployed to independent ownership and culture of homesteads on fertile lands.

If the American people have developed any special genius, it has been for migration and the subjection of waste territory to civilized development. For a century after the discovery of America, its wilds were undisturbed. Simultaneously, as though by Divine impulsion for the birth of a new nation, the Puritan, the Dutchman, the Quaker, and the

Cavalier planted their churches and trading-posts along its coast. The enterprise of these pioneers, inherited by their posterity, was not content with commonwealths limited to the shores of a continent. Immediately upon the peace which united them as a republic, native courage, disciplined by war, stimulated fresh adventure. During the succeeding half century, explorers ranged the wilderness, elate in the freedom they had won; as indifferent to a fight with savages as to a hunt for game. The settlement of the central section of the American Continent, in the rapidity and strength of its progress, is a marvel of history.

The ordinance of 1787 constituted the entire public domain, north of the Ohio River, as the Northwest Territory, under a single government. It was rapidly divided into States. In 1810, Illinois (then comprising the present States of Minnesota and Wisconsin) contained 12,000 population. In five years—from 1850-55—it added 450,000. In 1860 not a single acre of land within its boundaries belonged to the general government.

Our late civil war was followed by like eagerness in the Middle States for fresh fields to conquer, with results proportionate to increased facilities. Foreign emigration, from existing adverse influences, is stationary. To 1860 it had brought, including children of foreign parentage, 7,000,000 souls to the United States. They went principally to the banks of the Mississippi, meeting an out-

flow from New England. Successful pioneership wakened enthusiasm, and it is again on the march.

The West, which, at the beginning of the century, was in the valley of the Mohawk, moved to that of the Ohio, then of the Mississippi. It is now in the plain at the base of the Rocky Mountains, and over them on the Pacific. The generation born in Michigan, Ohio, and Illinois furnishes the largest detachments of this new army of occupation. To 1873, of 1,445 purchasers of land in Kansas, 1,165 were from the section between Ohio and Iowa. Texas is receiving its largest accessions from Michigan and Illinois.

These facts demonstrate, either that these people, the best judges of new lands, move upon them in expectation of larger gains than from present locations; or else, realizing on their first properties, they go to repeat their profits on a larger scale. Doubtless the threatened invasion of slavery repelled the incoming of free labor to those fertile regions; but their choice by the best judges is the strongest indorsement of their value.

The prosperity which has rewarded this emigration is now an essential element in the commercial exchanges of the world.

What has been the method of this movement? It has been mostly without method; the force of individual self-reliance and energy. Its experiences will not furnish romance to history like those of Myles Standish at Plymouth, or Daniel Boone in

Kentucky. The emigrants' train now offshoots from the track of the railroad. Law and order precede their coming, and have appropriated the first surveys to school-sites for the education of their children. To move to Arkansas or California, with populations equal to that of Massachusetts in 1820, with State governments, railroads, telegraph, postal facilities, and all essentials of comfort available,—such migration, compared with the hardships of men who first hewed their course through forests to the Mississippi,—is a pastime.

Yet statistics of late Western emigration show the disposition of people in older States to live in commercial and manufacturing places. While Illinois furnished 752 buyers of land in Kansas, Pennsylvania sent but 38, New York but 33, Massachusetts 34, Rhode Island 3, Connecticut 1. These figures (to 1873) have probably been changed by the results of the panic, but they prove the hesitancy of those who would be most benefited by a transfer of their labor to attempt it. They require counsel to induce them to better their estate. Unfitted for isolated removal, distrustful of failure, they must have the aid of an organization that will help them soon to help themselves.

The first desideratum, therefore, is *associate* migration. Not communism, which is repulsive to American habits. Foreigners, used to being much governed, submit to socialistic regulations. Swedes, Poles, Swiss, and Mennonites maintain

organizations formed at their starting-point, and prosper under them. The following are instances :—

“A Swiss colony settled on Cumberland Mountain, Tennessee, in 1873. This colony of 115 families, about 700 people, purchased 10,000 acres of mountain land at \$1 per acre, and now, in four years, each head of a family has a comfortable home, an orchard and garden with a profusion of mountain flowers. There is a large store that is managed for the colony, members of which get goods at wholesale cost; the colony has its own school, church, doctors, etc., and their own candidates govern. The colonists already have dairies and cheese factories in successful operation, and their products find ready sale at fancy prices. They have splendid herds of cattle, and their barns are built as carefully as their houses. There is also a colony of Swiss near Greenville, S. C., about as large as the Tennessee colony, and it is prospering finely.” *

The mixed population from an American city would not be content with “its” church, nor could a store be managed for them on joint account for any length of time. With Louis XIV., they have too much the consciousness, “I am the state,” to be regulated overmuch in ordinary affairs. While prosperous settlements have proved the importance of numbers, they have shown the necessity of

* Atlanta, Ga., Constitutionalist.

leaving them free of general control over their individual pursuits.

From the annexed sketches of three successful colonizations, we argue that what has been done may now be better and more speedily done; for they reveal no advantages not now available, while conditions in many respects are much more favorable, and the pressure of the times compel many to a new departure for a subsistence or any hope of future competence.

ANAHEIM, LOS ANGELES COUNTY, CALIFORNIA.

This colony, but one of several in California, has demonstrated what may be gained by fifty poor men appropriating a portion of their wages to agricultural investment. In three years they were masters of themselves and of future maintenance, with attractive surroundings and pursuits. It is a precedent for the relief of the unemployed by the loan of capital, either for support while they plant fruits for yield in subsequent years, or for the division of their culture, in part to garden products for immediate subsistence, and in part to orchards and vineyards for the future. It is a model for imitation by men with means, say of \$500 each, with assurance of large reward. Facts equally convincing are at hand, proving that the same shrewdness and industry will yield as richly in fruits in Florida or cattle-raising on the Western plains.

In 1857, fifty poor Germans, all mechanics, employed in San Francisco in divers trades, bought 1,165 acres of land in Los Angeles County at \$2 per acre. They employed a competent overseer of their project. The land was divided into 50 tracts of 20 acres each, with 50 village lots in the centre. They paid \$50 each toward the cost of the property. Fourteen lots were set aside for school-houses and public buildings. The superintendent employed Spaniards and Indians to fence, plant and irrigate the land, digging a ditch seven miles long to the Santa Anna River, with subsidiary ditches to lead water into each twenty-acre lot. On each farm he planted 8,000 vines, covering eight acres; also fruit trees and willows for fencing, five miles on outside and thirty-five miles on interior lines. The latter grow so rapidly that in two years they afford sufficient firewood. All this was paid for in monthly instalments by the members, working meanwhile at their trades.

At the end of three years the proprietors took possession, with the vines in bearing. Each member had then paid in about \$1,200, or \$8 per week saved from wages then to be had in San Francisco. Some were aided by friends. At the division the lots were appraised from \$600 to \$1,400, and distributed by lot; those who received one at less than \$1,200 being paid the difference from receipts above that sum for those most valuable. At this time money could readily be hired on the property.

Then the effects of the company were sold — horses, tools, etc., giving a final dividend of \$100 to each member. The proprietors proceeded to build their homes, buying lumber at wholesale. A schoolhouse was built, shops were attracted, mechanics moved to the town, and quickly all conveniences were supplied. They were still poor, and paid two to three per cent. a month for money; were for some years in debt, but always had enough to eat; good schools for their children; “were their own men,” and independent of all employers. “We had music and dancing,” said one to Mr. Nordhoff (from whose interesting work this is an abstract), “and though we were very poor, I look back to those days as the happiest in my life.”

The entire company cleared themselves of debt. Not a proprietor had to that date (1872) been sold out under sheriff’s writ, and only one of the original list had left the place. They have no poor. Their gardens yield vegetables and small fruits the year round. The vineyards clear an annual income of \$600 to \$700 each over all expenses of living. Property which cost \$1,080 is worth from \$5,000 to \$10,000. There is no drunkenness among them, and they live in plenty.

Any sensible American, says Mr. Nordhoff, can imitate this example. Granted a man sufficiently wise and honest, and there needs only moderate patience, perseverance and economy in the body

of the company to ensure success. He recommends forty acres in quantity for each proprietor, and the planting of some olives, lemons, almonds and oranges, and sees no reason why there may not be an hundred repetitions of Anaheim in the State, when the Southern Pacific Railroad has opened 3,000,000 acres of similar lands in the San Joaquin valley, offering government lands for nothing under the homestead act, or railroad lands on five years' credit in sections of 640 acres. He adds clear and sensible instructions for those who would repeat the experiment and improve upon it.

Major Truman's report, in his book on Semi-tropical California, is two years later, and not less fascinating in its account of the transformation of "a cactus and sage-brush patch" to fifty odd vineyards, with attached gardens and orchards. "To-day the green lanes, bordered by the willow, cottonwood, and sycamore, cannot be excelled for beauty in Merry England." In the centre of the town is an avenue of poplars, eight to fifteen inches in diameter, and sixty to seventy feet high,—the growth of eight years. By many of the proprietors the vineyard of eight acres has been increased to fifteen and eighteen acres. The average product is 750,000 gallons of wine. A tract of twenty acres, which cost originally \$40, sold in 1876 for \$6,000. Each house boasts its flower-garden and grass-plat. There is a Presbyterian and a Catholic

church ; a Masonic hall costing \$4,000 ; an Odd Fellows' hall costing \$9,000 ; two hotels and a public hall. The town has spread from 1,165 acres to 3,200 acres, and within its limits produces everything essential to support life. Meteorological tables show its climate to be more salubrious than Nice, Mentone, or Aiken, S. C. In the vicinity of Anaheim, land in large tracts is worth \$35 to \$25 per acre, and in smaller \$40 to \$60.

Near Anaheim is the Westminster colony, formed by the Rev. L. P. Webbe, a Presbyterian clergyman from New Jersey. He bought, in 1869, 7,000 acres, and in 1874, not above 1,000 remained unsold.

VINELAND, NEW JERSEY.

The national report on agriculture for 1869, says of Vineland, N. J. : "There can be no question that this colony of 10,000 people, gathered within ten years, as a settlement purely agricultural, has furnished an example in colonization which should not be ignored. It affords a striking example of the effect of population, of educational and social advantages, of associated improvement, in enhancing values of real estate, and creating a market even amid a community of producers nearly homogeneous." It furnishes a practical illustration of the adage, "In union there is strength."

Previous to the opening of the West Jersey Railroad the territory was a wilderness. In 1861,

Charles K. Landis bought 16,000 acres, and subsequently 14,000. He adopted the following principles of settlement:—

1. The sale of lands with stipulations of immediate improvements.

2. Division into small farms of twenty to sixty acres, with convenient access to roads, and the encouragement of fruit-growing in connection with general farming.

3. A system of public adornment, tending to still further æsthetic improvement as wealth and public taste improved.

4. The prohibition of the sale of all intoxicating drinks as a beverage.

5. The abolition of the system of fences, with a view to both beauty and economy.

6. The establishment in the centre of the tract of a business city, which should be supported by manufactures and schools, and which should furnish, to a considerable extent, a home market for the surplus products of the suburbs.

The *first* condition was designed to prevent the holding of land for speculative purposes, and to make each purchaser a contributor to the improvement of the whole settlement. The influx of population would have been the signal for speculators to buy up large tracts.

The *second*, dividing the land into small farms, was of essential importance toward the prosperous result. Small farms secure a dense population,

from which follows the highest development of social, mental and religious culture. These small properties, well developed, were sold by original settlers to men of larger means, of leisure and intelligence.*

The *third*, securing public adornment, provided for a shady boulevard with side plats seeded to grass, nicely gravelled walks, bordered by hedges of Osage orange; also, a public park of forty-five acres, and ten smaller squares. Houses were restricted to twenty-five and seventy-five feet from the street.

* "All over the continent of Europe there is more live-stock kept, more capital owned, more produce and income yielded by small farms, than by large estates."

"At the present day," says M. Hippolyte Passy (*Mémoires de l'Académie des Sciences, Morales et Politiques, dans la séance du Jan. 4, 1845*), "on the same area, and under equal circumstances, the largest clear produce is yielded by small farming, which, besides increasing the country population, opens a safe market to the products of manufacturing industry."

"The most costly agricultural machine, the locomotive thresher, is everywhere (hired or owned in common) among the small cultivators of Flanders."—*Systems of Land Tenure in Various Countries*.

"Flemish agriculture has no rival, or at least no superior. . . . The farms are small, and generally in the hands of small proprietors. . . . It was here that was developed the system of the rotation of crops, most precious discovery for the human race."—*Economie Rurale de la France*.

American agriculturists of authority confirm these evidences of the advantage of thorough cultivation of small areas, by men in moderate circumstances. "A hankering after much land is a serious drawback to successful farming in the United States. We dig our gardens *twenty* inches deep and plough our fields *five* inches deep. We manure gardens well, but fields lightly. We cultivate a small patch of ground thoroughly, and scratch over a large space of land superficially. Large farms are a weariness to the flesh."—*Freedley*.

The *fourth*. Prohibition of intoxicating liquors was stated by Mr. Landis to the legislature of New Jersey to be the foundation-stone of the prosperity of the settlement. By it the money, health and industry of the people were conserved.

The *fifth*. Abolition of fences was for both beauty and economy. It is estimated to have saved 160 miles of road fences both sides, at a cost of \$200,000, and with the inner lines the outlay would have been \$1,000,000.*

From the speech of Mr. Landis, we have further evidence of the result:—

“There is a material and industrial prosperity in Vineland unexampled in the history of colonization. With a population of 10,500, the police expenses in 1872 were \$25, and the poor expenses \$350. The township ranks fourth in agricultural production in the State. Town lots that were sold for \$150 have been resold for from \$500 to \$1,500, exclusive of improvements. Land that was sold at \$25 per acre has been resold at from \$200 to \$500 per acre. This rule will hold good for miles of territory. In 1869, the 50,000 acres, which in 1860 could not have been sold for \$4 per acre, were fairly worth \$150 per acre, or \$7,500,000. A stranger entering Vineland would not dream, from the ease with which his wants are supplied, the resources of society, religious, literary, musical, that every foot of the land he treads has been redeemed from a wilderness in eight years.”

* “Strange as it may seem, the greatest investment in this country is the common fences which divide fields from the highway and from each other. You will scarce believe me when I say that the fences in this country have cost more than twenty times the specie there is in it. [*Said in times of specie!*] In many counties of the Northern States the fences have cost more than the farms and fences are worth.”—*Burnap*.

Mr. S. R. Fowler, chairman of Vineland township committee, writes October 22, 1877 :—

“ V. has met with remarkable success. . . . The village is quite compactly built up with numerous fine brick stores, a bank, churches of about all denominations, two of which cost about \$30,000 each, a very fine high schoolhouse costing about \$35,000, and 24 other school-houses scattered over the township. . . . The farming is principally confined to raising fruits. Grape-growing has received more attention than any other, thousands of tons being sent annually to the principal markets.”

It has 178 miles of the finest roads in the country.

GREELEY, COLORADO,

Is the most recent illustration of colonization upon a large scale. It was organized principally through the influence of the late Hon. Horace Greeley and the “New York Tribune.” A call was made in its columns December 23, 1869. A locating committee selected a site April, 1870, between Denver and Cheyenne. About 12,000 acres were bought of the railroad company and 2,000 from pre-emptors and squatters. The alternate sections belonging to the government were to be obtained under the homestead and pre-emption acts. A contract was made with the railroad company for 50,000 more, running three years.

The fee for membership was \$150 each and \$5 for expenses. The total receipts were about \$100,000 for 630 members. The land was divided

as follows: A section of 640 acres — one side square — was laid off for a town in lots ranging from 25 to 200 feet front. Adjoining the town were lots of five, ten, twenty and forty acres, each appraised at \$150, and open to the choice of members. Adjacent government tracts were controlled by rights of irrigation. So far the lots are regarded as about equally valuable, and cultivation is fairly distributed over the entire tract.

Reduced rates of transportation were obtained, and early in May the colonists arrived in Colorado. The weather was cold; there being no houses, the failure of lumber to arrive according to contract caused considerable suffering. But after the first of June, when water flowed into the town and gardens were planted, the aspect of affairs rapidly improved. In nine months there were nearly 450 houses, twenty stores, mechanics of all kinds, a weekly newspaper, and a population of at least one thousand souls. No liquor is sold in the place, nor is there a gambling establishment. Its success has followed from an organization which gave to the producer those profits which, under other conditions, are appropriated by speculators.

The above is a brief abstract from an account of the settlement of Greeley in the agricultural report for 1870.

Grace Greenwood wrote in 1872:—*

* New Life in New Lands.

"Greeley is a really wonderful place. Established on a purely agricultural basis, with an inexhaustible capital of intelligence, energy, economy and industry, it has thriven constantly with no leaps of speculation or fever-heats of ambition and greed. Though it has had its hardships and discouragements, on the whole its experience has been exceptionally happy. If I was astonished at the buildings, fields and gardens of this year-and-a-half old colony, I was more astonished at the sight of the colonists, as I beheld them one night gathered in the town hall; good, solid, earnest men and women, and stalwart lads and blooming girls. The faces of the men showed that they took the great New York journal, and the fashions of the ladies that Harper's 'Bazar' found its way to their homes. I believe in the colony system out here, and this is the only one I have yet visited. I am told that the Chicago Colorado colony at Longmont has a situation of unrivalled beauty, is in the best of hands, and 'flourishes like a green bay tree.' The St. Louis colony, whose headquarters are at Evans, near Greeley, is also full of promise, agriculturally and morally. It is young, but after the success of Greeley and Longmont it has no doubtful experiment to try. It has not, however, followed a good example in adopting a temperance constitution."

To these accounts of successful colonization upon definite plans from the outset is added an instance of individual philanthropy with parallel results. It proves our proposition, the basis for boards of aid; viz., that capital may be loaned with security and profit upon land for its cultivation by honest and industrious men, aided by intelligent co-operation.

The following statement is by a "respectable and

prominent gentleman of Pittsburg, Penn.," in the "Advertiser" of the 27th of August:—

"Some years ago I bought 640 acres of land in Indiana, and sold it to eight different men, who had little or no means (80 acres to each), dividing the payments into ten annual instalments, with ten per cent. annual interest. The result is, each man now has a good farm, worth from \$3,000 to \$5,000, living independent and useful citizens in the community. Ten years ago I bought land in Iowa, and sold the same to men of little property, in tracts of 80 to 160 acres, dividing payments into ten equal parts, with interest at ten per cent. to be paid annually. Each purchaser now owns a good farm, worth from \$4,000 to \$8,000, living independent, with intelligent families growing up, and useful citizens.

"A more safe and useful investment cannot be made by those having money to invest, if care is taken in the location and selection of land purchased, and in selling to men of industry and frugality. To have money invested where you get ten per cent. interest paid to you annually, and ten per cent. of the principal in addition, free of all taxation, is a desirable investment, when secure from loss by fire, bankruptcy or embezzlement, and aiding poor men to rise to independence.

"Large amounts of money can be invested in this way with perfect security, and thousands of poor, worthy men placed in a prosperous condition, if rightly managed. I have seen, in good locations, millions of acres of good land that can be had at a low price. There need not be any paupers or tramps hunting work. If surplus capital and labor would rightly unite, they could make this Union the garden of the world.

"ZADOCK STREET."

Details of the above and other successful colonizations, have suggested the following general plan for—

BOARDS OF AID TO LAND-OWNERSHIP

in large cities. The objects proposed are, first, to induce men of small means, and uncertain income from liability to lose employment, and whose children have prospect of a still harder struggle for a livelihood; also able-bodied young men who eke out a pinched living on petty salaries, with no hope of means for marriage and future independence,—to induce these classes to withdraw from cities and to invest their savings and labor in arable land; second, to assist those whose only capital is their labor to land-ownership that will, with industry, ensure them competence.

While the design of the board is philanthropic, it is not to be an organization depending on public or private bounty. Savings banks (despite occasional mismanagement) have been of the highest practical beneficence, although strictly business corporations, supporting their administration from their own operations; giving all earnings above expenses to depositors, not stockholders; gleaning petty fragments of capital from fields of industry, and placing them at security and income;—thus the board proposed can organize an investment of labor lying waste, that shall earn its dividend in fertile lands.

The object of the board being as stated, it should be accomplished by the following—

MEASURES :

First. Obtain control of large tracts of agricultural land upon a credit of five years or more, with power to sell fractional parts thereof at intervals during the term, receiving and giving deeds for the same, upon payment of their value; the land to be selected with due reference to its fertility, water, neighboring population, markets, transportation, etc., etc. In order to meet the preference for settlements of special climate or occupations, the board should prepare for them simultaneously in various sections: in Maryland or Virginia, of small areas for high culture of market produce and hardy fruits; of large tracts in Florida, for growth of vegetables for early spring market in Northern cities, and later of tropical fruits; of broader fields for cereals and stock-raising in Kansas or Nebraska; or, again, twenty-acre vineyards and orchards in Southern California.

The tracts controlled to be laid out for towns with outlying farms, increasing in size according to distance from the centre; equallizing their value by quantities. Each settler to receive a town lot with his farm, for sale or use at his pleasure.

The size of the tract would depend upon the culture expedient. For fruit cultivation, 10,000 to 15,000 acres would suffice for the early years; but they should be adjacent to territory for expansion. While in Kansas or Nebraska, farms would

require more extent for the cereals, the cost of a farm to support a family with surplus, would average no more than in the Middle States, say from \$200 to \$300. Good lands in Maryland, of which twenty acres would be a large quantity for fruit-raising, can be had for from \$10 to \$25 per acre. The sales along the trunk railroads to the Pacific now average about \$4.50 per acre. Government lands, and railroad grants of rich lands in Florida, can be had at \$1.25 and \$2.50.

In no department of its service would the board be more efficient than in the original purchase of land. Competition for towns under auspices and of the character proposed would secure most liberal terms. The announcement of this enterprise has already induced offers of land in various States, with such special inducements as show the ability of the board to buy 10,000 to 50,000 acres of land upon terms of credit, and at prices impossible to private parties, the discount being more than sufficient to cover all expenses of its administration; moreover, all the stipulations hereinafter suggested as desirable with the purchase of land being granted.

Mr. S. E. Osgood, secretary of the Union Relief Association of Springfield, Mass., writes, October 24, 1877:—

“ . . . I wrote to the governor of West Virginia, and received reply from his secretary, referring me to a large land-owner, who has since written me, that he, with other

landholders representing an ownership of 500,000 acres of very rich land, would sell all or portions thereof at \$2.50 per acre, with an abundance of all kinds of timber. . . . I am also informed that desirable lands can be had at even less price."

Reservations of plots should be made for public uses,—parks, schools, etc.,—also for a loan fund and for a final dividend to original settlers, as will be explained. A system of arboriculture and restrictions on building would also be covered in the original plan of the town and agreements with comers. A further important stipulation, which is believed to be practicable, should be made with the original purchase; viz.,—

The sellers should agree to erect upon designated lots buildings suitable for the temporary accommodation of colonists, to be under the sole control of the board for five years, the lots remaining in ownership of the sellers. When the buildings revert to them, the advance on the land would more than compensate for their use.

This measure would prevent the exposure experienced by the Greeley colony, and save time and care of the colonists on arrival, enabling them to proceed at once vigorously for crops.

Reduced terms of transportation with railroads should be secured at the beginning.

Second. The board to appoint a superintendent for each settlement, who shall supervise the buildings occupied by colonists, which are for general

use ; provide for their subsistence until they establish a home, at rates to merely cover the cost, as established by the board. He is to have general control over all supplies, tools, and property. He shall advise in the cultivation of the land, and have authority, by primary assent of the colonists, to enforce regulations for their moral and sanitary welfare.

Third. Prohibition of all manufacture or a traffic in intoxicating liquors as beverages should be incorporated in all original deeds of land to settlers, as is inserted in every deed given for land in the town of Greeley ; providing for forfeiture in case of violation.

Fourth. The board to publish from time to time information desirable for the public upon the advantages of land settlement ; especially occasional bulletins of the progress of colonies, and facts to induce those who would be most benefited thereby to withdraw from cities for land culture, leaving places and pursuits to be filled by men incapacitated for agriculture, and by women dependent upon their labor for support.

Fifth. To aid those well qualified for farming, but without means, the board would induce loans of small amounts, with security and prospective larger return, in the following manner : Let the party disposed to aid a colonist purchase a division of land, say eighty acres, with the town lot. Let him advance to the colonist the expense of trans-

portation, and become responsible for his temporary support, as for his seeds and essential supplies, and the use of labor-saving machines, if desirable, while he plants upon one-half of the tract; the colonist to hold a bond for a deed of it at cost, when he shall have paid for it, and for all advances, with interest at ten per cent. The lender, meanwhile, incurs no risk, for he merely pays for labor upon land which is in his own name. When the colonist has earned his title thereto, the adjacent forty acres, belonging to the lender, will be greatly enhanced in value, giving to him large reward for his philanthropic use of money. A loan in this manner of \$250 to a colonist for his support, but, in fact, invested in the lender's own land, repeated with the growth of the town, would be steadily enhancing the remainder of the lender's estate. Parties who could loan capital have within their kindred or acquaintance those worthy of such favor as honest, capable, and industrious. One thousand dollars, continuously invested, would probably establish four colonists upon their own land, each two or three years.

Sixth. A *loan fund*, to be employed in the manner prescribed, should be obtained by the sale of lots reserved for the purpose; to be cleared above the cost of the property by increasing the original appraisal at its division.

Seventh. A *final dividend to original settlers*; i. e., those within a certain date or number, fixed

at the first entry of the town, should be assured by the reservation of certain lots and farms from sale for a given period, at the expiration of which they should be sold by auction, at their advanced value, and the proceeds divided. By this arrangement original settlers would receive the reward of their enterprise; viz., the rise of value in lands they had occasioned, instead of its realization by outside speculators.

At the same time the loan fund should have been called in for division, with the proceeds of all property, animals, tools, etc., belonging to the colonists.

The supervision of the board and its assistance should then terminate; all its pecuniary relations ending with the incorporation of the town on its established success.

As the lateness of the season will prevent any movement of colonists, except to tropical latitudes, before April, it may be sympathetically inquired, "What can be done immediately for the idle?" Preparations for efficient colonization at several points in the spring can be commenced at once by organization and the selection of lands.

Many might be employed during the approaching winter in Florida, through *private enterprise*, which can rapidly execute a project. A party interested in the topic of these papers has suggested, as a probable well-paying scheme, the purchase of a large tract in Florida at once, say at \$1 per acre;

the deportation thence of honest and efficient labor from the North, at small rates of payment in cash, with balance in land, by which it would be settled upon the territory, and the immediate planting of potatoes upon a large scale, to be marketed in New York as early in 1878 as the usual shipments from Bermuda. The advance upon the remainder of the land resulting from adjacent settlement of laboring population, and its cultivation, would soon, in his judgment, yield large returns upon the investment. Certainly there would seem to be not much chance of loss if the affair was under efficient superintendence. This is a suggestion without an opinion of its feasibility, but reliable information concerning it can be readily obtained.

These suggestions are commended to the judgment of all who would aid or have interest in the unemployed, whose labor is their only means of subsistence. While savings banks gather and invest fragments of capital, a saving board may unite scattered forces of labor and transfer them to fields waiting for their steady activity.*

The subject of a redistribution of labor has

* The loss in assets of the 180 savings banks of Massachusetts in the year 1876 was \$2,343,353. Allowing (it is believed to be an underestimate) that in Boston there are 5,000 men and 2,500 women and youth idle, beyond a normal proportion, at \$1.50 and \$1 each per diem, respectively, the employment of the idle in Boston alone would make good the deficit in the savings of the State. The Boston Five Cents Savings Bank had 51,778 depositors—the largest number in the State of one bank. What precious value had their petty savings to their owners! Fragments of idle time are equally valuable to the same classes.

hitherto been treated only with reference to those of small means or income, and those who have nothing of either ; but the fact of a surplus of numbers in trade and manufacture challenges the success, more than ever before, of those who have both ability and capital to enter the competition. It invites, therefore, the favored classes to consider the expediency of their choice of agricultural pursuits.

What hope for the young man who now has \$25,000, or who may inherit that sum at his majority, for the retention of his capital with interest at the end of twenty years, if he embarks with it in business? *Most likely, by the chances of ninety-seven to one hundred, it will then belong, or ought to belong, to his creditors.*

In 1840, General H. A. S. Dearborn, collector of the port of Boston, in an address before members of the Legislature, said,—

“ After an extensive acquaintance with business men, and having long been an attentive observer of the course of events in the mercantile community, I am satisfied THAT AMONG ONE HUNDRED MERCHANTS AND TRADERS, NOT MORE THAN THREE IN THIS CITY EVER ACQUIRE INDEPENDENCE. It was with great distrust that I came to this conclusion ; but, after consulting with an experienced merchant, he fully admitted its truth.”

The statement startled and quite appalled the public interest, but was soon confirmed by a review of Long Wharf from 1800 to 1840. Only five in one

hundred of merchants thereon had not failed or died destitute of property. Directors of the two banks in Boston in 1798, the Massachusetts and the Union, conferred, and found that of one thousand accounts opened during forty years, *ONLY SIX had not failed or died destitute of property*. The inquiry went onward and reported "that not more than *ONE* per cent. of the best class of merchants succeed without failing in Philadelphia, and *not more than TWO per cent. of the merchants of New York* *ULTIMATELY retire on an independence*, after having submitted to the usual ordeal of failure. These calculations, it must be observed, are based upon periods of twenty-five and thirty years.*

In England, the peace and luxury of rural pursuits are the goal of ambition with merchants and bankers, delving for the means with which to retreat from the turmoil of London. To-day many of our fellow-citizens, too far past the meridian of their powers to hope for recovery of lost estates, deplore that they had not, in their prime, acted upon, as now they accept, the philosophy of Lord Bacon,—

"Hearken also to Solomon, and beware of hasty gathering of riches. The poets feign that when Plutus (which is Riches) is sent from Jupiter, he goes slowly; but when sent from Pluto (taking him for the Devil), they come up on speed. . . . The improvement of the ground is the most natural obtaining of riches, for it is our great mother's

* For further impressive details see Freedley's Treatise on Business.

blessing, the earth's; but it is slow. And yet, where men of great wealth stoop to husbandry, it multiplieth riches exceedingly."

Of course, this investment of capital by the rich must be with shrewdness for profit; not with indifference for entertainment.

"Men who have acquired their training in other pursuits frequently succeed best at farming, and show results that old farmers do not obtain in a lifetime. It is to be ascribed to two causes. They turn to farming because they have a love for it, and prosecute it with zeal; secondly, their superior business tact acquired in other pursuits, gives them an advantage."—*Freedley*.

MIND, CAPITAL and LABOR, *growers* and *graziers*, are now a partnership to which all other industrial interests are attendant and subsidiary. With a liberality as broad as their domain, they seek no monopoly of their craft. They breed Jerseys and Southdowns, not Molly Maguires. From the hillocks of their fields they beckon to him who stands "idle in the market-place," saying, "No man hath hired me,"—to "Come over and help us." They would call all who would work rather than want to "Come! Come with us to draw plenty from earth, sun and air, and revel in the harvest." THEY are the great American syndicate, funding United States bonds at four per cent., while they earn to *pay*, not *trade*, the national debt.

They toil as freemen to pay for the liberty of

those who have toiled for them as bondmen, bringing an annual offering of corn and wine and oil, and the first fleece of their sheep. It must be an acceptable offering to Him who appoints that "the vine shall give her fruit, and the heavens shall give their dew."

Let the people obey His law, and they shall reap in fruition His promise : "Blessed shall be the fruit of thy ground, the fruit of thy cattle, the increase of thy kine, and the flocks of thy sheep." "Blessed shall be thy basket and thy store."

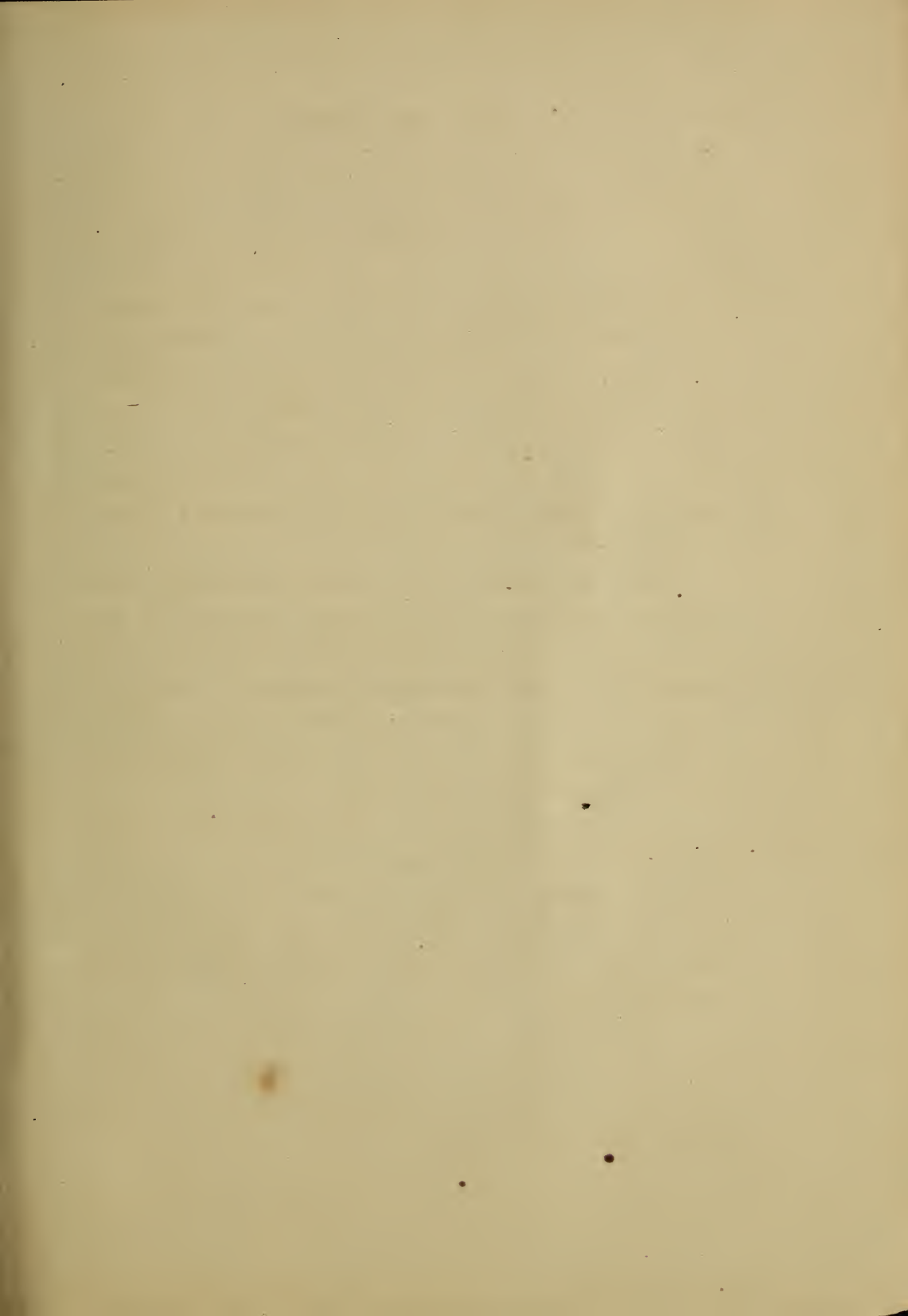
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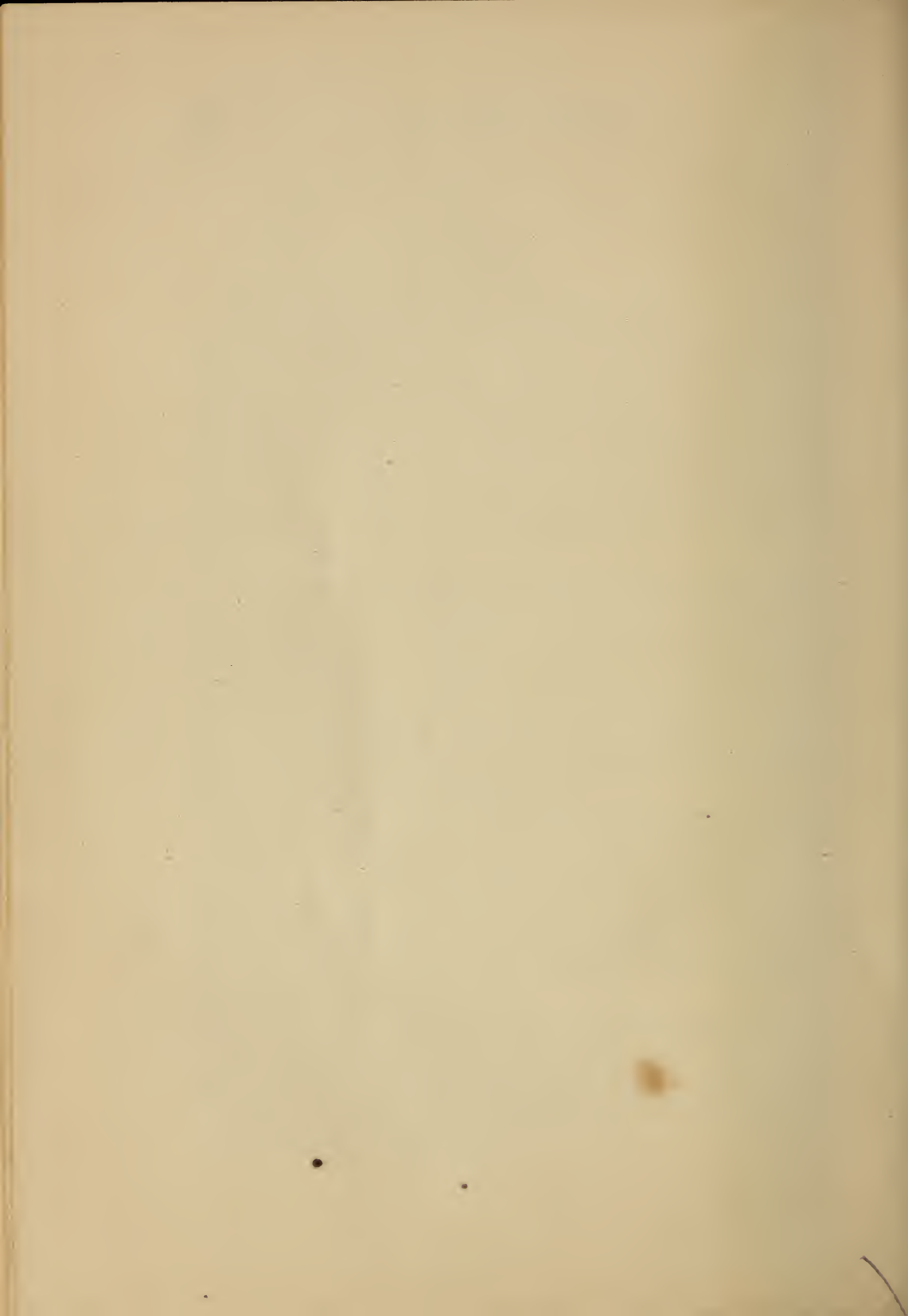
The electrotypes of buildings used in illustration, have been kindly loaned by Mr. Alfred Gray, Secretary of the Kansas State Board of Agriculture; and Mr. S. R. Fowler, Chairman of Vineland Township Committee. The line exhibit of population, farm lands and crops, is a reduction from elaborate tables in the admirable Centennial Report of Mr. Gray.

It was the intention to append interesting communications from reliable parties, concerning the inducements for migration thither offered by their respective States; parties who were well known to have no speculative interest in the subject. They will be held at the service of a Board, for publication in Bulletins, as suggested.

As the season is too late for settlements in the Middle or Northern States before spring, it is suggested that a Board proceed immediately to selection of the site for a large colony in Florida; the climate of which will permit all operations throughout the winter.

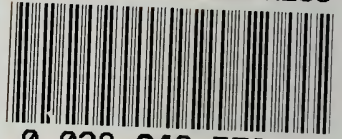
In that case the first Bulletin will refer to the attractions of climate and soil, and to other advantages inviting immigration to Florida, as the future Italy of America.







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